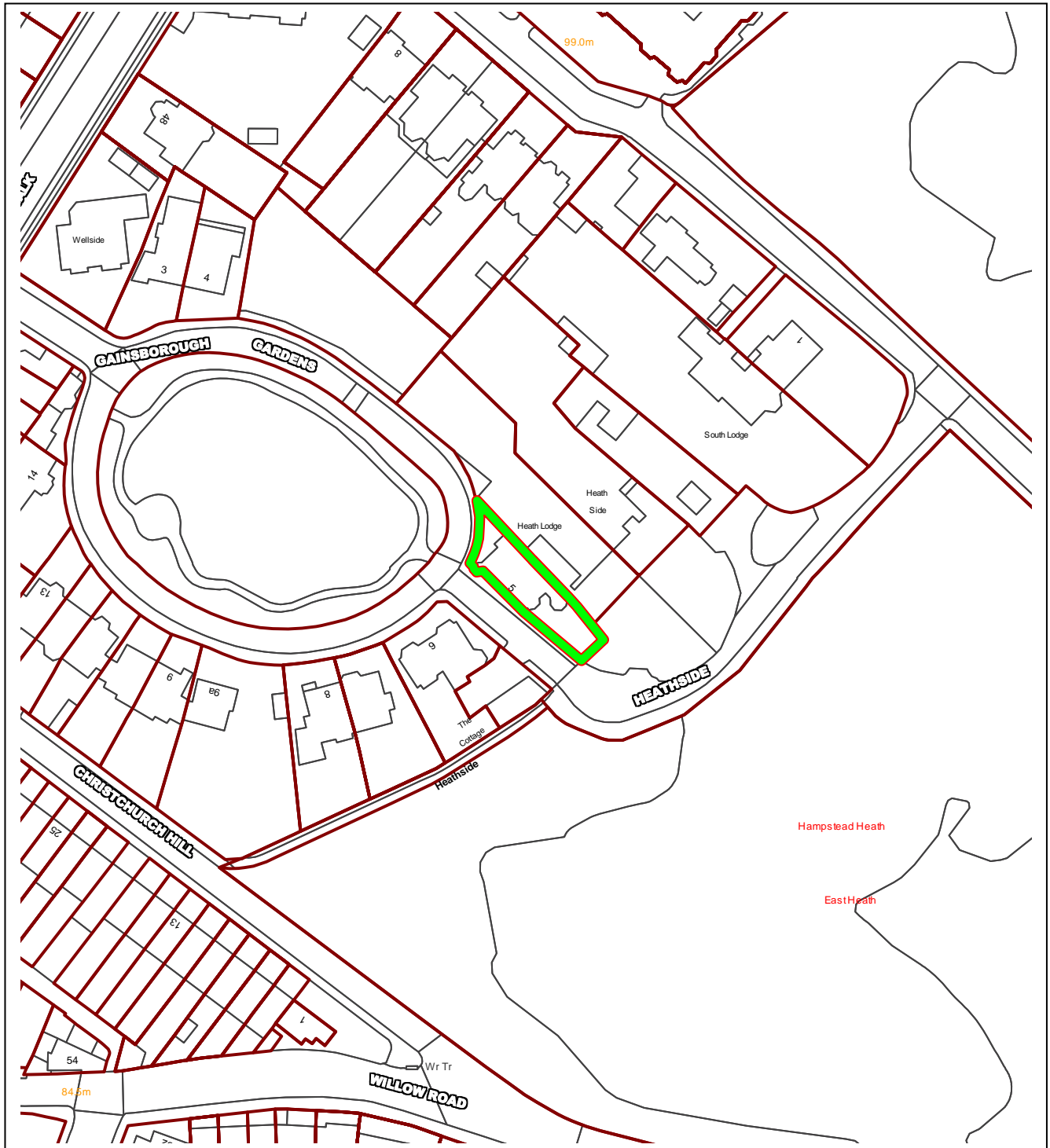


5 Gainsborough Gardens, London, NW3 1BJ
refs: 2018/2969/P and 2018/3493/L



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1. Aerial view of the application building



2. Aerial view of the application building



1. View from the rear garden



2. Relation of the existing structure with the party wall.



3. View to the rear elevation of the host building, behind the rear existing extension.



4. Streetscene view of the rear elevation and existing extension



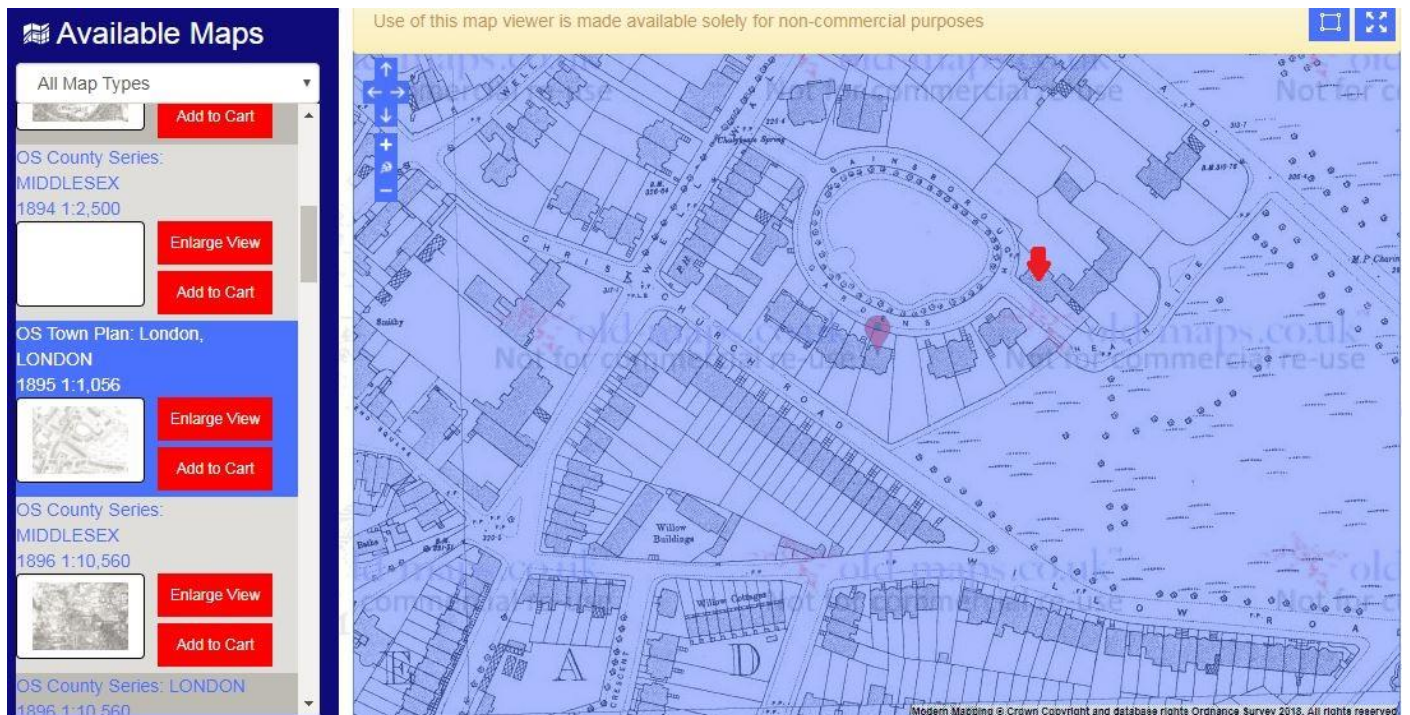
5. View of front boundary fence



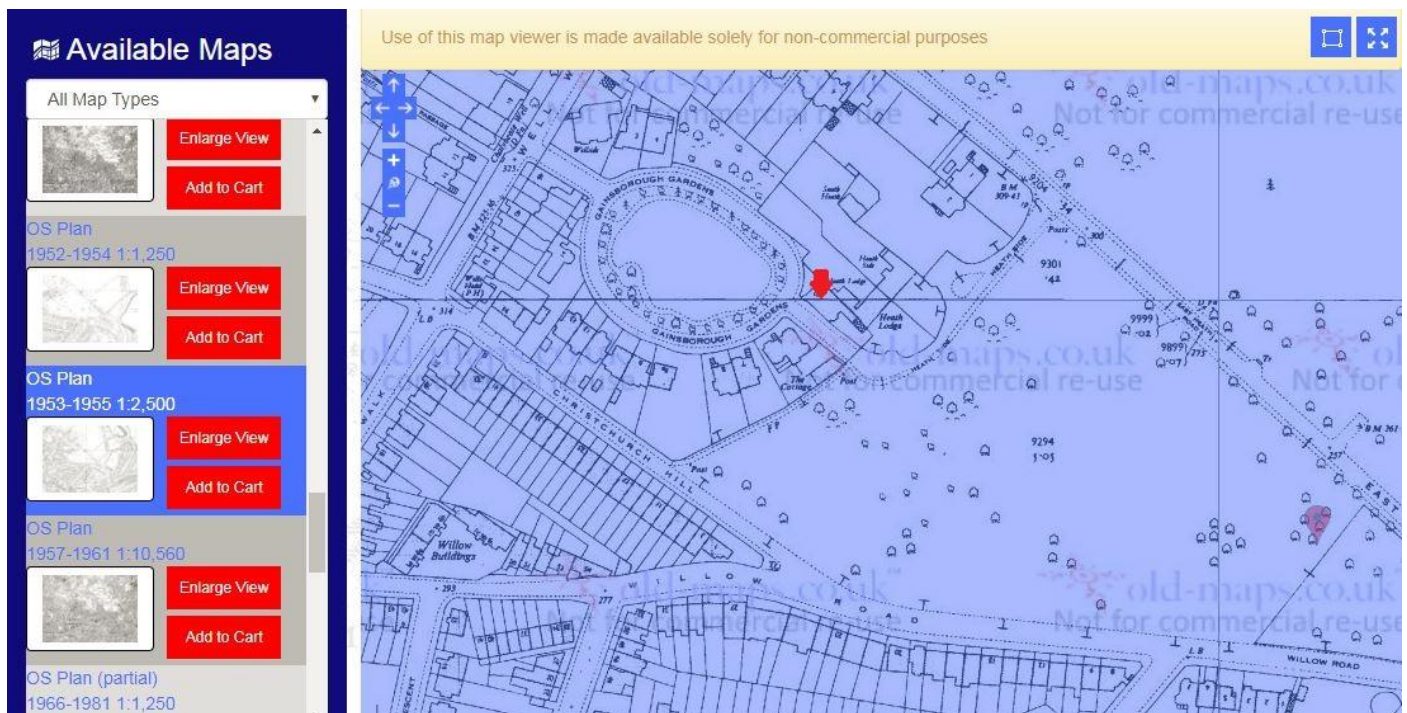
6. View of front boundary fence and no 6 Gainsborough Gardens



7. Front garden view



8. Historic plan 1895 – see red arrow



9. Historic plan – 1952-1954 – See red arrow

Delegated Report		Analysis sheet		Expiry Date:	21/08/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	i) 19/08/18 ii) 19/08/18
Officer			Application Number(s)		
Nora-Andreea Constantinescu			i) 2018/2969/P ii) 2018/3493/L		
Application Address			Drawing Numbers		
5 Gainsborough Gardens London NW3 1BJ			Refer to Draft Decision Notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Demolition of existing rear conservatory and erection of single storey rear extension, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door, all to dwelling (Class C3). (ii) Demolition of existing rear conservatory and erection of single storey rear extension with patio and pergola to the rear, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door.					
Recommendation(s):		i) Grant Conditional Permission ii) Grant Listed Building Consent			
Application Type:		i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	i) Press notice i) Site notices ii) Press notice ii) Site notices	26/07/18-19/08/18 25/07/18-18/08/18 26/07/18-19/08/18 25/07/18-18/08/18	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>The neighbouring owners/occupiers at no. 15 Well Walk, no. 6 Gainsborough Gardens and Heath Lodge on Heath Side, have objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none">Existing structure is intrinsic to the design of the whole house and its original state.The proposed extension is out of keeping with the character and appearance of the area and downright ugly.The demolition of the existing structure would destroy the character of Gainsborough Gardens and make a mockery of the description conservation area.The existing structure is important part of the outlook of no. 6 and the proposal would result in down views of a long, flat steel roof.The proposal would fail to preserve and enhance the CA.The proposed extension would have a negative impact on the outlook of Heath Lodge from the first floor window facing the application garden.The proposed flat roof reduces security by easing burglar ingress.The proposed extension will obstruct maintenance access to the rendered wall and windows at Heath Lodge.The proposed external sitting area may cause risk of disturbance and noise nuisance to Heath Lodge.The proposed extension is out of scale and the design philosophy is not supportable within the existing context.The proposed materials are incongruous to the architecture of the					

house and aesthetics of Gainsborough Gardens as a whole.

12. The proposal reduces the garden space

13. The size of the trees is misrepresented is shown higher than the wall/hedge along the pavement boundary

Officer responses:

1. *The existing structure is not part of the original design of the building and is not considered to hold any significant historic or architectural value. Please see paras 3.5 – 3.10 within the main body of the report.*
2. *The proposed extension is a contemporary addition, which is considered to have a sensitive detailed design in respect of the host and surrounding buildings. Please see paras 3.12 – 3.15 within the main body of the report.*
3. *The Hampstead Conservation Area (CA) statement does not identify the existing rear structure as having any significance to Gainsborough Gardens. Please note that the CA statement was issued in 2002 and the application site was designated as a listed building in 2008. Please see paras 3.5 – 3.6 within the main body of the report.*
4. *The proposal is considered of an appropriate scale, size, height, materials and character, which would be an acceptable addition to the host building and result in no undue harm to neighbouring character or residential amenity.*
5. *In addition to point 3 above, the proposal due to its massing, height, scale and detailed design is considered to preserve the character and appearance of the conservation area. Please see paras 3.1 – 3.15 within the main body of the report.*
6. *The proposal reduces the mass, scale and volume of the existing structure, therefore being less obtrusive. Please see para 4.2 – 4.3 within the main body of the report.*
7. *The proposed extension replaces an existing structure in the same position, located at a significant distance from the existing boundary walls. The proposal is not considered to have a material impact on safety or security.*
8. *The existing wall and window at Heath Lodge lies within the curtilage of the application site, making the party wall between the properties. Maintenance of this wall is not considered to be a material planning consideration and is rather a civil matter. A party wall agreement may be required for any works affecting party walls/boundaries.*
9. *The external amenity is existing and planning permission is not required for a table and chairs in a building's rear garden. Any*

issues in relation to noise disturbance should be reported to the Council's Environmental Health department.

10. The proposed extension is considered a sensitive addition to the host building, which respects its original design and proportions. Please see paras 3.4 – 3.15 within the main body of the report.

11. The proposed materials are considered to complement the architecture of the house and aesthetics of Gainsborough Gardens. Specific details of the materials would be secured by means of condition. Please see paras 3.11 – 3.15 within the main body of the report.

12. The additional footprint proposed by the extension is of 1.77sqm. Due to the small reduction of space, the proposal is considered to preserve the garden space which would still be a sufficient size.

13. There proposed trees and hedges are represented indicatively and officers have undertaken a site visit to assess the proposals and their impact.

Hampstead CAAC

Objected to the proposed scheme for the following reasons:

1. Existing conservatory is an innovative, non-original asset in the location enhancing the CA, as visible from the street and near edge of the Heath.
2. Existing conservatory complements the existing building while remaining subservient and relating carefully to it.
3. The proposed extension is not innovative, but a bland standard replacement, which would detract from the locality rather than enhancing
4. The proposed extension does not respect the existing building, crashing into the rear wall, ignoring the neighbouring building.
5. More care and consideration should be used in any new extension to replace existing conservatory.

Officer responses:

1. *Hampstead Conservation Area statement does not identify the existing rear structure as having any significance to Gainsborough Gardens and officers do not consider it to be a structure worthy of protection. The CA statement was issued in 2002 and the application site has been designated as a listed building in 2008. Please see paras 3.5 – 3.6 within the main body of the report.*
2. *The existing conservatory does not hold significant architectural value, nor historic fabric, and its removal is not considered detrimental to the significance of the host listed building. Please see paras 3.5 – 3.10 within the main body of the report.*
3. *The proposed extension is considered a sensitive addition to the host building, which respects its original design and proportions, and preserves its character and appearance. High quality materials are secured via planning condition. Please see paras 3.4 – 3.15 within the main body of the report.*
4. *The proposed rear extension projects to the same depth as the existing structure with careful consideration to the neighbouring building. The extension has been amended to include the existing window opening within its internal space, to address this point and would result in a cleaner and more coherent design. Please see para 3.8 – 3.15 within the main body of the report.*
5. *The proposed scheme is considered sensitive and subordinate to the host building. Please see paras 3.4 – 3.15 within the main body of the report.*

Site Description

The application site is located on the north-western side of Hampstead Heath and Heathside, to the south-east of Gainsborough Gardens. The site is accessed via Well Walk to the north-west and Heathside footpath to the south-east.

The host building is a two storey detached Grade II listed property, with rooms in the attic and basement level. The property is built on a corner site, with the rear garden facing Hampstead Heath.

The Historic England listing identifies the building as a detached villa, built in 1893, constructed from Red brick in Flemish bond, tile-hung upper floor in alternating bands of plain and fish scale tiles, plain-tile hipped roof, ogival lead roof to corner bay, red brick dressings, timber windows. The building was listed as a result of the quality of the design and materials, the survival of the plan form and the strong group value with other houses in Gainsborough Gardens. Gainsborough Gardens was developed between 1882 and 1895.

The building has a modern conservatory to the rear, projecting along the side boundary with Heath Lodge, with a narrow element adjacent to the building ending with a hexagonal conservatory. Historic plans from 1895 show the rear of the building being extended with a long rear extension along the boundary with Heath Lodge, and a shed attached to the rear. This historic rear element has been replaced at some point by the conservatory in situ.

Relevant History

TP4066 - The erection of a private garage and the formation of a new means of access to the highway at No. 5, Gainsborough Gardens, Hampstead, with facing bricks as stated in the addendum to your letter dated 25th May, 1955. – Granted 08/08/1955

2018/2344/L - Minor alteration to and refurbishment of the internal spaces, refurbishment of original windows, removal of non-original french doors and window sashes and modification to basement staircase to improve accessibility. – pending decision

2018/2891/L - Minor alterations and refurbishment of some of the internal spaces, and modifications to basement staircase to improve accessibility. – Granted 10/09/2018

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Policy 7.4 – Local Character
Policy 7.6 – Architecture

Camden Local Plan (2017)

Policy G1 Delivery and location of growth
Policy DM1 Delivery and monitoring
Policy D1 Design
Policy D2 Heritage
Policy A1 Managing the impact of development

Camden Planning Guidance

CPG 1 – Design updated 2018 – chapters 2, 3, 4
CPG 6 – Amenity 2018 – chapters 2, 3

Hampstead Conservation Area Statement

Sub Area Two Christ Church/Well Walk

Hampstead Neighbourhood Plan (2018)

Design and Heritage chapter – Policy DH1, DH2, DH3.

Assessment

1. Proposal:

1.1 Planning permission and listed building consent is sought for the demolition of an existing rear structure and:

- Erection of single storey rear extension with a maximum width of 3.8m, depth of 4.5m to the extension's glazed wall, and 5m to the end of the corten fin, height of 3.2m with eaves height of 3m.
- Replacement of existing eastern boundary fence with brick wall, railings and new gate
- Alterations to front garden including soft landscaping and levelled access to front door

1.2 The existing rear structure has a maximum width of 3.7m and maximum depth of 4.8m, with a maximum height of 5.5m and eaves height of 3m.

1.3 The scheme has been amended during the course of the application to address concerns raised by the Council, neighbours and CAAC. These include:

- Reduction in depth of the extension from 5.4m to the glazed wall and 8.14m to the end of the corten fin and pergola feature, to 3.8m and 4.5m.
- Removal of corten fins pergola details.
- Slight relocation of the extension's side wall, moved away from the existing rear window opening.

2. Considerations:

2.1 The main considerations in relation to the current proposed scheme are:

- Design and heritage
- Amenity
- Other matters

3. Design & Heritage

Rear conservatory and new extension

Heritage

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its

setting or any features of special architectural or historic interest which it possesses.

- 3.2 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Hampstead Conservation Area. In line with the above statutory duties and recent case law, considerable importance and weight has to be attached to the impact of the heritage assets and their setting.
- 3.3 It should also be noted that the duties imposed by section 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment. Paragraph 190 requires that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 3.4 For the proposal scheme, the relevant Camden Plan policies are D1 and D2 which provide more detailed guidance on the Council's approach to protecting or enhancing the range of features that make up our built heritage. It states that the Council will only grant consent for alterations on extensions to listed buildings which do not cause harm and would not permit development which harms the setting of listed building or harms the character and appearance of the Conservation Area.
- 3.5 Historic plans show the host building being extended to the rear, in 1895, soon after being built, which also indicate that a rear extension in this location was part of the initial design. The application site was listed in 2008. The current rear conservatory is a modern addition, which replaced the previous structure on-site. There are no planning records of the existing structure being granted permission.
- 3.6 The Hampstead Conservation Area (CA) statement describes at pg. 25 that the Gainsborough Gardens Area is significant to the conservation area being a "fine group of Arts and Crafts villas of red brick enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre". It is noted that the CA statement was issued in 2002 and it does not identify the application building, nor the conservatory as being of a specific value.
- 3.7 The design and appearance of the existing conservatory is understood as responding to the existing hexagonal bay at front elevation, with a cupola type roof. However, the structure does not hold historic or architectural value and is not considered to contribute to the historic character or significance of the listed building. The existing structure, due to its extensive height, when seen from the rear and on the south-west elevation covers a significant part of the rear elevation of the host building and an original timber sash window opening at first floor level. It is therefore considered that its demolition would help reveal more of the original rear elevation, which would contribute positively towards the significance of the listed building.
- 3.8 The replacement of the conservatory is considered to be well conceived. The proposed rear extension would sit on a similar footprint with a more regular shape, and be more comparable to the rear element shown on historic plans from 1895. The proposed extension would allow a clear recognition of the original and new elements of the host building by separating the proposed extension with distinctive contemporary appearance and form.
- 3.9 The proposed rear extension would have a much smaller intrusion to the existing rear elevation, projecting no higher than the brick section of the building, identified with the top of the ground floor level. When seen from the rear the proposed extension would be no wider than the existing structure. In relation to the plan form, the replacement would maintain the

same access from the main house to the rear addition and would keep the existing ground floor window clear of obstruction within the rear extension.

- 3.10 Overall, it is considered that the proposed demolition of the existing structure would cause no harm to significance and setting of the listed building and the proposed single storey extension would preserve the significance and setting of the listed building, as well as the character and appearance of Gainsborough Gardens and the wider conservation area.

Design

- 3.11 In relation to rear extensions CPG Design advises that these should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; allow for the retention of a reasonable sized garden; retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to the ones of the surrounding area.
- 3.12 The application site is a corner plot, with glimpses to the rear elevation visible from Hampstead Heath and Heathside back alley, and a prominent south-west elevation which includes a side access door. The existing conservatory (to be removed) is out of scale and character on the rear and south-west elevations. This is accentuated by the tall cupola type roof, which extends to first floor level. Due to massing, height and detailed design of the existing conservatory, it is not considered to accord with CPG Design guidance or the design and heritage policies with the Local Plan (D1 and D2). Therefore, the proposed demolition and replacement with a more sympathetic and sensible addition to the listed building, is considered acceptable in principle.
- 3.13 The proposed rear extension would have a similar footprint as the rear conservatory with a lower height (up to 2m). The glazed walls of the proposal would project to a similar depth as existing and be surrounded by a thin forward projecting corten frame, at the ground and roof level, which would add solidity and texture to the proposed structure. The massing, height and scale of the proposal would appear sensitive to the rear elevation of the building, ensuring historic windows and doors are given sufficient clear space to be read as important components. The proposed low height and flat roof would lead to a subordinate addition providing relief to the rear elevation, other historic and architectural features of significant value.
- 3.14 The detailed design is modern and minimal, with clear solid horizontal lines and modest vertical projecting corten frames around the glazed walls of the extension. The corten material would complement the existing red brick and tiles, having texture and depth which would sit and weather well with the patina of the historic building. Due to its design and materials, the extension would read as a contemporary addition which relates to its context and grounded in a clear understanding of the historic value of the property. Details of the materials to be used in the proposed extension would be secured by way of condition.
- 3.15 Overall, the proposed rear extension would respect the proportions and dimensions of the host building, preserve its original architectural detailing and style, allow the retention of a reasonably sized garden and garden amenity.

Boundary treatment

- 3.16 The proposal includes replacement boundary treatment along the south-west and north-west sides of the building. The timber fencing with trellis above would be replaced by a low brick wall with metal railings. The existing fence does not hold historic fabric and is considered to detract from the significance and character of the listed building. Its removal and replacement would therefore be considered acceptable.
- 3.17 The majority of the neighbouring properties within Gainsborough Gardens generally,

have low brick boundary walls with railings above or hedges and the proposal would respect this established character. The proposed boundary treatment would have the same height as existing, with smaller proportion of solid elements, allowing more visibility of the listed building within the streetscene.

- 3.18 The proposed railings would have an intricate design, influenced by the Arts and Crafts period, which is considered to preserve the appearance of the host building, Gainsborough Gardens, and wider conservation area. It is considered that the proposed boundary treatment would overall enhance the significance of the listed building and its setting. Details of the boundary treatment would be secured by condition.

Alterations to front and rear garden

- 3.19 The proposed alterations to front garden show changes to the existing pathway to the main house and a bench. It is noted that the existing plans show that the front door sits above the ground level and a bench sits adjacent. The plans do not indicate the proposed paving materials or alterations to the garden furniture. To the rear, the proposal includes a planter which extends from the rear of the proposed rear extension. In principle, the proposed alterations to the front and rear gardens should be acceptable subject to their details being secured via condition.

4. Amenity

- 4.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.
- 4.2 In relation to outlook, it is acknowledged that how pleasant an outlook is depends on what is being viewed. CPG Amenity highlights that development should ensure that the proximity, size or cumulative effect of any structures should avoid having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. Para 2.15 stresses that a specific view from a property is not protected as this is not a material planning consideration.
- 4.3 As detailed above in the Design & Heritage section, the proposed scheme would replace an existing taller structure with approximately the same footprint. It is therefore less likely that the replacement structure would cause additional harm to the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy.

5. Other matters

- 5.1 The proposed development is in relation to a single family dwelling and would retain the existing land use status of the premises. As the proposals do not comprise the formation of any new residential units or change of use, the car free and cycle parking policies do not apply.
- 5.2 Transport officers considered the proposed development relatively modest in scale and therefore a Construction Management Plan (CMP) and corresponding CMP Implementation Support Contribution are unnecessary in this instance. In addition, Gainsborough Gardens is a private road and therefore is not managed or maintained by the Council.

6. Recommendation

- 6.1 i) Grant Conditional Permission.
- ii) Grant Listed Building Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22th of October 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/2969/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 16 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Burwell Deakins Architects
Unit 0.01
California Building
Deals Gateway
London
SE13 7SF

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with patio and pergola to the rear, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door, all to dwelling (Class C3).

Drawing Nos: 785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials including a sample of the proposed corbel.

b) Details including sections at 1:10 of the proposed railings, and sample of the proposed brick for the boundary wall.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the approved drawings, full details of hard and soft landscaping to front and rear gardens shall be submitted to and approved by the local planning authority in writing before the relevant part of the work. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Burwell Deakins Architects
Unit 0.01
California Building
Deals Gateway
London
SE13 7SF

Application Ref: **2018/3493/L**

Please ask for:

Nora-Andreea Constantinescu

Telephone: 020 7974 **5758**

16 October 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**5 Gainsborough Gardens
London
NW3 1BJ**

DECISION

Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with patio and pergola to the rear, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door.

Drawing Nos: 785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018;

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

Executive Director Supporting Communities



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any

difficulty in carrying out construction other than within the hours stated above.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION