

Application ref: 2019/6123/P
Contact: Josh Lawlor
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Date: 20 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Trace Architects
12a Hart Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

54 Gayton Road
London
NW3 1TU

Proposal: Erection of rear extension at lower ground and ground floors and a part width single storey extension at first floor.

Drawing Nos: PL01, PL02, PL03, PL05-B, PL04-B

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 [PL01, PL02, PL03, PL05-B, PL04-B]

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

Informatives:

- 1 Reasons for granting permission.

The proposals have been amended to remove the glazed element at first floor and to reduce the extent of glazing in the double height extension, following officers' advice.

The proposed rear extensions, while large, would be still be subservient in scale to the main building and would terminate one storey below eaves level in accordance with the recommendations of Camden Planning Guidance. The proposal would retain a modestly sized rear amenity space. The rear elevations of this terrace is varied in character and the extensions would not detract from this character.

The extensions would be in keeping with the established depths and heights of surrounding rear development. The lower ground and ground floor extension would match the depth and height of the neighbouring rear extension at no. 55. The first floor part width extension would feature a window to match the existing and would have considerably less bulk than the existing extension at no. 53. Its position against the flank wall of the neighbouring extension would mitigate the appearance of its bulk and mass, and it is considered to preserve the character and appearance of the conservation area.

The extension would not have an adverse impact on neighbouring residential amenity by virtue of the height and depth of the existing extensions at nos. 55 and 53 Gayton Road.

No objections were received in relation to the proposal, two letters of support were received in relation to the proposal. The site's planning history was taken into account when coming to this decision.

Considerable attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the relevant policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer