

Application ref: 2020/2819/P
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Date: 26 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Gayton Road
London
NW3 1TX

Proposal:
Erection of a mansard roof extension.
Drawing Nos: Prefix 1098- : AP01 'Existing plans', AP02 'Existing elevations + sections'; AP03 'Proposed plans'; AP04 'Proposed elevations + sections'; AP05 'location plan'.

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 policies 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: Prefix 1098- : AP01 'Existing plans', AP02 'Existing elevations + sections'; AP03 'Proposed plans'; AP04 'Proposed elevations + sections'; AP05 'location plan'.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals for 12 Gayton Road in the Hampstead Conservation Area mirror the roof extension at adjoining 11 Gayton Road which was granted planning permission under ref 2014/7437/P on 27/01/15. It appears from aerial imagery that the adjoining roof extension at 11 has been completed. The remainder of roofscape along this terrace has been significantly modified over time, with almost no instances of original butterfly roofs remaining.

Consistent with the approved scheme at 11, the front elevation of the mansard extension would be set back 1m behind the parapet and have a similar design to the existing mansards at the adjacent properties and along the street. The proposed windows would be in line with the existing first and second floor windows and would match in terms of materials and proportions.

The Hampstead Conservation Area Statement notes historic roof extensions along the road and identifies the design of some of them as harmful examples which would no longer be acceptable. However the current proposals meet the relevant requirements of Camden Planning Guidance for mansard extensions and would ensure that the parapet to the front and the butterfly roof to the rear are both retained. Overall the proposals would preserve the character and appearance of the host building, the terrace, and the wider Hampstead Conservation Area.

The proposed roof extension, owing to its limited bulk and location, would not harm neighbour amenity in terms of daylight, sunlight or outlook.

No responses have been received during the consultation. The relevant planning history of the site was taken into account when coming to this decision.

Special 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 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 and 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 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.
- 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 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment