

Application ref: 2021/0893/P
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Date: 19 May 2021

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

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K R Hannaford & Co Ltd
Unit 6, Hadley Page Way
Colney Street
St Albans
AL2 2DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**31 Gayton Road
London
NW3 1TY**

Proposal:

Replacement of existing single glazed windows at lower ground and second floor level on the front elevation and at lower ground, ground, first and second floor levels to the rear elevation with double glazed windows and doors; installation of 2 circular vent extracts at front and rear upper floors, and installation of new lower ground floor door on the front elevation to create a new porch.

Drawing Nos: SIRE0001 - P01; SIRE0001 - P02; SIRE0001 - 004; SIRE0001 - 005;
SIRE0001 - 006; SIRE0001 - 007

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: SIRE0001 - P01; SIRE0001 - P02; SIRE0001 - 004; SIRE0001 - 005; SIRE0001 - 006; SIRE0001 - 007

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks permission to replace the existing single glazed sash and casement windows with double glazed timber framed units on the front and rear of the property, replicating the existing design, style, details, proportions and materials. A new door would be installed at lower ground floor level under the external stair to create additional internal floorspace as a porch area. The door would be made from solid timber door with 6 panels. It would be mainly screened from the street due to its lower ground floor location under the stair and would not be considered harmful to the character or appearance of the building or the surrounding streetscene. The proposed 2 circular bathroom vent extracts on the front and rear elevation at upper floors are modest in size and would not be detrimental to the appearance of the building.

The windows would replicate existing ones so there would be no discernible impact on the appearance of the house. Overall, the proposals would respect and preserve the character and appearance of the host building, streetscene and the Hampstead Conservation Area.

As all replacement frames would sit in existing openings, there would be no additional amenity impact arising from this development.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No responses were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2021 and of 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, 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 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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