

Application ref: 2021/1763/P
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Date: 15 July 2021

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

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Bailey Partnership
Bridge House
Basted
Borough Green
TN15 8PS
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Gainsborough Gardens
London
NW3 1BJ

Proposal:

Refurbishment and replacement of windows to front elevation and erection of replacement shed to the side of the building.

Drawing Nos: Location Plan Rev 0001; Site Location Plan Rev 0001; Site Plan Existing Rev 001; Ground Floor Plan Existing Rev 002; First Floor Plan Existing Rev 002; Second Floor Plan Existing Rev 002; Front Elevation Existing Rev 001; Rear Elevation Existing Rev 001; Left Elevation Existing Rev 001; Right Elevation Existing Rev 001; MJ/GG/002; Site Plan Proposed Rev 002; Ground Floor Plan Proposed Rev 003; First Floor Plan Proposed Rev 003; Second Floor Plan Proposed Rev 003; Front Elevation Proposed Rev 004; Rear Elevation Proposed Rev 002; Left Elevation Proposed Rev 003; Right Elevation Proposed Rev 002; Front Boundary Existing & Proposed Rev 001; Side Boundary Existing & Proposed Rev 001; New Front Gate Proposed Rev 001; Shed Detail Rev 002; Typical Sash Window Detail Rev 001; Window Schedule Rev 002; Window Schedule 2 Rev 002; Balanced Vertical Slider Reveal Fix Rev: 1; Design & Access Statement including a Heritage Statement Rev: Final - Revision 3 (24/06/21);

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 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:

Location Plan Rev 0001; Site Location Plan Rev 0001; Site Plan Existing Rev 001; Ground Floor Plan Existing Rev 002; First Floor Plan Existing Rev 002; Second Floor Plan Existing Rev 002; Front Elevation Existing Rev 001; Rear Elevation Existing Rev 001; Left Elevation Existing Rev 001; Right Elevation Existing Rev 001; MJ/GG/002; Site Plan Proposed Rev 002; Ground Floor Plan Proposed Rev 003; First Floor Plan Proposed Rev 003; Second Floor Plan Proposed Rev 003; Front Elevation Proposed Rev 004; Rear Elevation Proposed Rev 002; Left Elevation Proposed Rev 003; Right Elevation Proposed Rev 002; Front Boundary Existing & Proposed Rev 001; Side Boundary Existing & Proposed Rev 001; New Front Gate Proposed Rev 001; Shed Detail Rev 002; Typical Sash Window Detail Rev 001; Window Schedule Rev 002; Window Schedule 2 Rev 002; Balanced Vertical Slider Reveal Fix Rev: 1; Design & Access Statement including a Heritage Statement Rev: Final - Revision 3 (24/06/21);

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

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 Reasons for granting planning permission.

The application building is a grade II listed detached house dating from 1894-95 by Horace Field. It is two storeys in height with a tiled roof and is set back in a garden from the street frontage. It was only listed on 2003 so as a consequence has undergone a number of changes which pre-date listing controls. Gainsborough Gardens is a contained development of 14 detached

and semi detached houses located around a central private garden. All of the buildings are grade II listed and it is located in Hampstead Conservation Area.

The proposed works are mostly for the refurbishment of the property rather than for significant alterations to the fabric of the building.

Where windows have been previously replaced with double glazing these are to be replaced like for like, however any original single glazed windows will be refurbished, draft proofed and internal secondary glazing fitted. The secondary glazing will be reversible and will not damage any fabric of note.

Existing external lighting will be replaced, CCTV cameras fixed and new bathroom ventilation installed to the façade. The locations of these have been carefully chosen to minimise the visual impact or are on parts of the building which are modern.

To the south of the building a small outbuilding will be erected which will be in the corner of the garden. This will have the appearance of a small shed and will be invisible to public views. It will not extend above the height of the fence and trellis to the adjoining gardens and will therefore not impact on neighbouring amenity.

A holly bush will be replaced on the boundary with 13 Gainsborough Gardens. The bush itself contributes little to the conservation area and will be replaced with a mature hedge which will match the boundary treatment to the street. This will maintain the verdant character of the area.

The proposed works will preserve the character and appearance of the conservation area, the special interest of the listed building and the setting of adjoining listed buildings.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

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 centered below the closing. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope
Chief Planning Officer