

Application ref: 2021/1637/P
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Date: 21 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Powell Tuck Associates
6 Stamford Brook Road
London
W6 0XH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

37 A Gayton Road
London
NW3 1UB

Proposal:

Replacement of existing door onto 3rd floor terrace with enlarged sliding doors onto terrace

Drawing Nos: Location Plan, Site Plan (01-01 IF1), Existing Rear Elevation (01-02 IF1), Proposed Rear Elevation (01-03 IF1), Third Floor Plans (01-04 IF1), Design & Access Statement

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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

Proposed Rear Elevation (01-03 IF1), Third Floor Plans (01-04 IF1), Design & Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The site lies in the Hampstead Conservation Area and, along with the other buildings in the terrace, it is noted as being a positive contributor to the Conservation Area in the Hampstead Conservation Area Statement 2001.

The proposed glazed sliding doors onto the terrace on the flat roof of the third floor would not be visible in the public domain and would not harm the character or appearance of the Conservation Area. The rear elevation at third floor level cannot be seen from adjacent streets.

(Notwithstanding the above, there are glazed sliding doors onto the third floor terraces of neighbouring houses, such as 17 Gayton Crescent, and they are not considered to harm the architectural character or heritage of the building, terrace or Conservation Area).

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

The proposals would not cause any significant loss of light, privacy or outlook to any neighbouring properties surrounding the site. No extensions or additions are proposed and no additional overlooking of any adjoining sites would result.

A letter of objection was received from the occupier of a dwelling in Gayton Crescent. The objection relates to the impact on the appearance of the site and the Conservation Area. As noted in the assessment above, the proposal is not considered to harm the architectural character or heritage of the building, terrace or Conservation Area.

No objections were received from the Conservation Area Advisory Committee.

The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

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 the London Plan 2021 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 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.
- 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer