

Application ref: 2021/0024/P
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Date: 16 November 2021

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

Ms Hiba Binz
Flat C, 21, Gayton Road
London
NW3 1TY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat C
21 Gayton Road
London
NW3 1TY

Proposal:
Formation of a balcony and associated balustrade on the rear roofslope.

Drawing Nos: TQRQM20318111740571, 312/3, 312/4, 312/5, 312/6, 312/4B,
Supporting Statement and Heritage 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 The development hereby permitted shall be carried out in accordance with the following approved plans: TQRQM20318111740571, 312/3, 312/4, 312/5, 312/6, 312/4B, Supporting Statement and Heritage Statement.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve alterations to the existing rear dormer window and the creation of an inset balcony into the rear roof slope to provide outside amenity space for flat C. Given the presence of similar roof terraces within the surrounding area and a lack of uniformity in the design of roof extensions and dormer windows, the proposals would preserve the character and appearance of this part of the Hampstead Conservation Area and are not considered to harm the appearance of the building.

Following submission, the proposals were revised to reduce the size of the terrace so it is no longer full width and to change the design of the associated railings to a simple black metal railing which is considered more appropriate in this location. Following these revisions, the proposals are considered acceptable and the Council's Conservation Officer has confirmed they have no objection to the works.

Given the set back from the raised party wall and the fact that the terrace would be partly sunken into the existing roof slope, it is not considered to result in harmful overlooking of neighbouring dormer windows. Likewise, the proposals would not result in harm to neighbouring amenity by way of loss of outlook or daylight and sunlight.

No objections were received prior to determination. The Hampstead CAAC confirmed they did not object to the proposals but queried the potential for overlooking of neighbouring windows which is addressed above.

The planning history of the site has been 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 Planning (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 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 London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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