

Application ref: 2021/6090/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 February 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brosh Architects
31 Burghley Avenue
Borehamwood
WD6 2JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Gayton Road
London
NW3 1TX

Proposal:

Conversion of storage room to breakfast room at rear of lower ground floor with associated alterations and excavation to create a lower ground floor patio and relocated garden staircase

Drawing Nos: 16GAY-001, 16GAY-002, 16GAY-003, 16GAY-103, 16GAY-200, 16GAY-004, 16GAY-104, 16GAY-005, 16GAY-105, 16GAY-010, 16GAY-011, 16GAY-014, 16GAY-012, 16GAY-013, 16GAY-201, 16GAY-300, 16GAY-IMGS

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- 16GAY-001, 16GAY-002, 16GAY-003, 16GAY-103, 16GAY-200, 16GAY-004, 16GAY-104, 16GAY-005, 16GAY-105, 16GAY-010, 16GAY-011, 16GAY-014, 16GAY-012, 16GAY-013, 16GAY-201, 16GAY-300, 16GAY-IMGS

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to make alterations to the rear garden area and existing lower ground floor extension. This would include moving the rear garden steps further back into the garden, creating a new lower ground floor patio area next to the storage room so it can be used as a habitable room, replacing the existing door and window of the extension, replacing the concrete paving on the terrace, installing a walk-on rooflight and replacing the existing railings.

The proposals to move the garden steps deeper into the garden would expose more of the existing side elevation of the extension. The extension side elevation would be finished in yellow stock brick, and the existing door and window would be replaced with a crittall-style door. The yellow brick would match the finish of the host property and the other properties on the street. The crittall-style door and window are considered to be sympathetic to the existing fenestration of the glazed garden and balcony doors.

The new lower level patio and relocated garden steps would involve some additional excavation of garden down to the property's existing lower ground floor level. Given that this would not involve any lowering of existing foundation levels and that the new patio would adjoin an existing lower level room, this excavation would be unlikely to harm neighbouring land stability or hydrogeological conditions.

The existing concrete terrace paving would be replaced by black brick paving which would give the terrace a contemporary feel. The walk-on rooflight is considered acceptable. Replacement railings are required in order to comply with Building Regulations, and the proposed new railings are considered acceptable.

The proposal is considered to preserve the character and appearance of the host property and 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D1 and D2 of the Camden Local Plan 2017. 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer