

Application ref: 2021/5198/P
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Date: 28 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Trace Architects
The Basement Studio
263 The Vale
LONDON
W3 7QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**50 Gayton Road
London
NW3 1TU**

Proposal:

Replacement of ground floor rear/side infill extension, including installation of dark grey framed Crittal style doors and toplights with timber louvres, new metal balustrade and replacement timber doors to rear terrace, replacement of rear windows with dark grey framed like-for-like windows, replacement of front windows with white framed like-for-like windows, new front entrance door, and alterations to lower front boundary wall with new black cast iron railings above.

Drawing Nos: (1115-)S01; EX01 to EX05 (inclusive), EX06 rev A; PL01 rev B to PL09 rev B (inclusive); Design and Access Statement from Trace Architects received 23/10/2021; Solarlux product brochure (bi-folding doors) and email with manufacturer's details for glazing, window and railings from Trace Architects received 07/12/2021.

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: (1115-)S01; EX01 to EX05 (inclusive), EX06 rev A; PL01 rev B to PL09 rev B (inclusive); Design and Access Statement from Trace Architects; Solarlux product brochure (bi-folding doors) and email with manufacturer's details for glazing, window and railings from Trace Architects received 07/12/2021.

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

Informative(s):

- 1 Reasons for granting planning permission:

The new rear/side infill extension represents a modest addition, subservient to the existing outrigger and property, and smaller in scale compared to the heights of the neighbouring properties. Following Council advice, the applicant has revised the design and arrangement of the double height Crittall style doors and toplights to reduce the prominence and size of the large, single opening originally proposed, as well as, in order to relate more sympathetically to the vertical building lines and fenestration of the floors above. Brown timber louvres have been added in front of the toplights to provide some contrast in appearance to the amount and dark colour of the Crittall framed glazing, while allowing a high level of permeability and natural light to the property.

The rear of this building and wider terrace are noted as having a variety of alterations at lower floor levels, including a number of recent approvals for similar double height Crittall framed doors and glazing at nos. 46 and 54 in particular (ref. 2021/2220/P and 2019/6123/P respectively). The proposed changes are viewed in this overall context and would not be out-of-keeping within this part of the terrace.

The Council also expressed concern in regard to original proposals to install a glass balustrade and Crittall doors at 2nd floor level to an existing rear terrace in so far as the materials and appearance would appear incongruous and out-of-keeping with the building's character, especially given the prominent upper floor position. Following Council advice, the applicant revised the proposals to provide a black metal balustrade and timber replacement doors instead which are considered to be more traditional and appropriate materials in this context.

All replacement windows at the front and rear of the property would be like-for-like replacements. While the rear windows would have dark grey frames, all front windows have been revised to be white in colour in response to concerns raised by local residents and in order to closely match the appearance and preserve the character of most of the other properties in the street.

Alterations at the front of the property also include a replacement front entrance door and alterations to lower the brick section of the front boundary wall and add new black cast iron railings above to closely match the neighbouring property at no. 51 and many other properties in the street.

Overall therefore, the revised proposals are considered to be appropriate in terms of their design, size, location, materials and colour, and would preserve the character and appearance of the host building, neighbouring terrace and wider Hampstead Conservation and Neighbourhood Areas.

There are no amenity concerns given the minor nature of the works to existing building fabric and an established terrace space. The replacement rear glazed doors and toplights would mainly occupy a lower ground floor position and be subordinate relative to adjacent neighbouring properties. Boundary walls and high level timber louvres would also provide an additional degree of screening.

The site's planning and appeals history has been taken into account when coming to this decision. Two responses from local residents have been received following statutory consultation and are addressed in the associated consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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