



Design, Access and Planning Statement

10 GAYTON ROAD

NW3 1TX



BACKGROUND / CONTEXT

10 Gayton Road is a mid-terraced Victorian house. The property is located on the north side of Gayton Road and is within the Hampstead Conservation area. The property is not listed.

The character of the area is defined by Victorian terraced houses in varying styles with the original roof scape impaired along both sides of Gayton Road due to the considerable number of varying roof extensions that have been permitted. The property currently has a roof extension and roof terrace but the terrace has been leaking since it was constructed to the detriment of the bedrooms below and is rarely used. See photos - appendix B.

A pre-application enquiry, ref: 2022/1052/PRE was submitted to Camden Council on the 15/03/2022 and the Council considered the proposal to be acceptable (see pre-application response - appendix A). The planners requested that existing and proposed side elevation drawings be included in the planning submission.

PROPOSAL

The application is to extend the existing roof extension with a mansard construction, following the form and character of others permitted along the street. The existing leaking terrace would be replaced with a smaller terrace facing the parapet. This terrace would not only be maintenance and amenity space but also allow the proposed roof extension to align with others along the street. This would provide much needed internal space for the applicant, replacing an underused, leaking terrace.

LAYOUT

The extended roof area would create two separate, distinct spaces that would be flexible and have the potential to open into one larger space. Due to changing working cultures, with more people tending to work from home, the revised layout would allow for the creation of a dedicated exercise space whilst maintaining the current studio space at the rear. The studio would continue to benefit from north light and the exercise space could be naturally ventilated by opening the proposed roof light and French doors located within the dormers.

AMENITY

The proposed extension will be similar in character and form to others along Gayton Road. Due to the existing height of the parapet wall there would be no overlooking of the neighbours with the reduced terrace contained within the parapet as before.

PRECEDENT

A number of properties on Gayton Road have gained permission for similar extensions, for example:

- 11 Gayton Road, application 2014/7437/P granted permission on the 27/01/2015.
- 12 Gayton Road, application 2020/2819/P granted permission on the 26/08/2020

MASSING, DESIGN & MATERIALS

The proposed extension will enhance and preserve the surrounding character and context of the conservation area and is designed to be homogeneously part of the existing urban fabric of the area. It is subservient to the existing volume and mass of the house and does not exceed in any way the massing allowed elsewhere in the area by the council. The proposed extension will be barely visible from the public realm and will have a minimal impact on the character of the street.

The proposal will incorporate a traditional mansard form with lead-clad dormers and slate roof, matching others along the street. It is designed with a symmetrical composition that is aligned with the bay window element of the existing elevation of the house, facing Gayton Road.

ACCESS & PARKING

The access to the property will remain as is. The existing car parking at the front of the house will remain unchanged.

PLANNING STATEMENT

- The design is in keeping with the following policies and guidance:
 - **The London Plan 2021**
 - *Policy A1: Managing the impact of development*
 - *Policy D4: Delivering Good Design* - The proposal will be built to high standards
 - *Policy D14: There no adverse impact of noise*
 - **Hampstead Conservation area appraisal**
 - *H31: Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:*
 - *It would be detrimental to the form and character of the existing building* - The proposed form is in keeping with with character of the existing building
 - *The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired* - The property forms part of a terrace which has similar mansard roof extensions to the one proposed

- *The property forms part of a symmetrical composition, the balance of which would be upset -*
The balance of the property is maintained with the proposal
- *The roof is prominent, particularly in long views -* The proposal is not prominent in long views and invisible from the street
- *The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent -* The proposed extension will be lower than the existing and similar height to its neighbours
- *H32: On Gayton Road there have been a considerable number of roof extensions and the original roofscape has been impaired to such an extent that further roof extensions would be appropriate in principle. It is however important to ensure that the design details are acceptable in relation to the nature of the roof type involved. In particular the size and width of dormers and angled setback of a mansard roof should be appropriate to the design and character of the property -* The proposal is designed to match the design and character of the property and neighbouring extensions
- **Camden Planning Guidance 2021**
 - CPG (Home Improvements)
 - CPF (Amenity)

CONCLUSION

The proposed extension will provide a more amenable space for the applicant, allowing full use of the roof space. It will enhance the property, preserving the original character of the house as a family dwelling whilst maintaining the harmony of the surrounding houses. It is in accordance with planning policy and guidance and is considered acceptable by Council planning officers.

Appendix A



Date: 30/06/2022
Our ref: 2022/1052/PRE
Contact: Miriam Baptist
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Planning Solutions Team
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www.camden.gov.uk/planning

Dear Michael Trentham,

Re: 10 Gayton Road, London, NW3 1TX

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £460 was received on 15/03/2022.

1. Proposal

The proposal is for the extension of an existing roof extension with a mansard roof form. The existing terrace would be reduced in scale.

2. Site description

The application site comprises a four storey (plus roof extension) mid-terrace Victorian property on the north side of Gayton Road in use as a single dwelling house.

The property is located within the Hampstead Conservation Area and is designated as making a positive contribution to the wider area.

3. Relevant planning history

11 Gayton Road

2014/7437/P - The erection of mansard roof extension – **Granted 27/01/2015**

12 Gayton Road

2020/2819/P - Erection of a mansard roof extension. **Granted 26/08/2020**

4. Relevant policies and guidance

[National Planning Policy Framework 2021](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development
 D1 Design
 D2 Heritage

[Camden Planning Guidance 2021](#)

CPG (Home improvements)
 CPG (Amenity)

[Hampstead Conservation Area Statement \(2001\)](#)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Design and impact on Conservation Area
- Amenity

6. Design and Conservation

The proposal would see the extension of an existing roof extension frontwards over the majority of an existing roof terrace. The front extension would take on a mansard form. It is noted that the form of the roof extension would not be typical; however, given it would not be visible as an entire form from any surrounding vantage point, is considered acceptable in this instance. Furthermore, the wider building group demonstrates a range of roof extension forms and so the proposal would not be out of character with the prevailing pattern of development.

As expressed by the Hampstead conservation area statement, the presence of other mansards on the street have set a precedent for well-designed roof extensions across the building group, *“On Gayton Road there have been a considerable number of roof extensions and the original roofscape has been impaired to such an extent that further roof extensions would be appropriate in principle”*. The statement then goes on to make clear that high quality detailed design is a requirement, *“... It is however important to ensure that the design details are acceptable in relation to the nature of the roof type involved. In particular the size and width of dormers and angled setback of a mansard roof should be appropriate to the design and character of the property”*. The detailed design in this case appears to be a typical mansard roof form with an angled slate-clad front roof slope that accommodates two lead dormer windows. The set-back would correspond with the mansard roof at its neighbour (no.11 Gayton Road).

The mansard extension would be more prominent from street level than the existing roof extension in views from the south where the south flank wall can be seen rising above the neighbouring property at no.9 Gayton Road which stands a storey lower. As such, it is important that this flank elevation is detailed correctly with a side parapet wall constructed in matching brickwork to conceal the mansard roof behind. This side elevation appears to be missing from the pre-application submission and this should be included in the event of a future planning application.

7. Amenity

The roof extension is not near to any residential windows and would not bring about a loss of outlook, daylight/sunlight. The mansard extension would not introduce any new window locations and therefore would not impact on the privacy of neighbouring properties.

8. Planning application information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Miriam Baptist on **020 7974 8147**

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Miriam Baptist

**Planning Officer
Planning Solutions Team**

Appendix B

