

Application ref: 2022/2850/P
Contact: Alex Kresovic
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Date: 6 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Michael Trentham Architects
4 Grange Yard
London
SE1 3AE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Gayton Road
London
Camden
NW3 1TX

Proposal: Extension of existing roof with a mansard construction to replace the existing terrace with a smaller terrace and the installation of two PV cells

Drawing Nos: 298_S .001, 298_S .002, 298_S .003, 298_S .004, 298_S .005, 298_S .006, 298_S .007, 298_S .008, 298_S .009, 298_P .001A, 298_P .002, 298_P .003, 298_P .004, 298_P .005A, 298_P .006, 298_P .007, 298_P .008, 298_P .009; dated July 2022, prepared by MTA

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 298_P .001, 298_P .002, 298_P .003, 298_P .004, 298_P .005, 298_P .006, 298_P .007, 298_P .008, 298_P .009; dated July 2022.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal comprises of an extension of existing roof with a mansard construction to replace the existing terrace with a smaller terrace and the installation of two PV cells. It is important to note that similar proposals were consented under planning ref. 2014/7437/P and 2020/2819/P at 11 and 12 Gayton Road.

The proposed works are considered to be acceptable in terms of design and conservation. The design, scale, siting, and materials of the proposals would be in keeping with the character and appearance of the subject property and wider conservation area, and as such the character and appearance of the conservation area would remain preserved.

It is not considered that there would be any significant detrimental impact to residential amenity. The increased massing would be contained to roof level, no higher than the existing roof line and set back from the rear building, as such, it would not result in any significant loss of light or outlook. No new views would be afforded into any neighbouring habitable windows as a result of any element of the proposal.

The proposed PV cells located on the proposed roof are acceptable as they are not visually obtrusive, and the installation of renewable energy technologies are supported by policies CC1 and CC2 of the Camden Local Plan 2017.

No objections were received following statutory consultation. The sites planning history and relevant planning history were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2, A1, A4, CC1, and CC4 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hamstead Neighbourhood Plan 2020, and the Hamstead Conservation Area Statement 2001. The proposed development also accords with the policies of the London Plan 2021 and 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer