

# APPLICATION FOR PLANNING PERMISSION

Hampstead Conservation Area | London Borough of Camden

<b>Property Address</b>	5 Gayton Road, London NW3 1TX
<b>Applicant</b>	Paulo Mattos
<b>Agent</b>	Spatial Agent Ltd
<b>Local Planning Authority</b>	London Borough of Camden
<b>Conservation Area</b>	Hampstead Conservation Area
<b>Neighbourhood Plan</b>	Hampstead Neighbourhood Plan 2025
<b>Application Type</b>	Householder Planning Permission — Full
<b>Pre-Application Reference</b>	25-00221-PRE (Case Officer: Connie Marinetto, dated 3 March 2026)
<b>Date of Application</b>	16 March 2026 / revision 01.06.26
<b>Application Reference</b>	2026/1286/NEW

## Description of Proposed Development

*At 5 Gayton Road, a Victorian terraced dwelling within the Hampstead Conservation Area:*

*Replacement of the existing front dormer windows with a simplified four-pane timber casement design; enlargement of the lower ground floor front lightwell patio through reduction of existing storage; repaving of front and rear external surfaces in Brazilian Grey Slate; replacement of the existing lower ground floor rear window with a full-height fixed glazed window; replacement of the existing metal balustrade at the top level windows of the rear elevation with a glass balustrade; and installation of a sedum green roof to the rear outrigger.*

## Note on Pre-Application Engagement

*This application has been prepared following formal pre-application advice issued by Camden Council under reference 25-00221-PRE (dated 3 March 2026, Case Officer: Connie Marinetto). All elements included in this application were either expressly supported by the case officer or are considered to preserve the character and appearance of the Hampstead Conservation Area. Two elements identified in the pre-application process as not complying with policy — namely the enlargement of rear outrigger windows at upper levels, and the installation of ceramic cladding to the side return — have been omitted from this application in full.*

In this document:

1. Site Description and Surroundings
2. Description of Proposed Development
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5. Design and Access Statement
6. Impact on Neighbouring Amenity
7. Sustainability and Environmental Performance
8. Pre-Application Engagement
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# 1. Site Description and Surroundings

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## 1.1 Location

The application site is 5 Gayton Road, London NW3 1TX, a mid-terraced Victorian residential property situated on the northern side of Gayton Road in the London Borough of Camden. The property is three storeys plus lower ground floor in height and is arranged as a single family dwellinghouse following the grant of planning permission in 2015 (ref. 2015/0181/P) for the amalgamation of the lower ground floor flat and upper floors.

The site lies within the Hampstead Conservation Area and, as confirmed by the case officer in the pre-application report (ref. 25-00221-PRE, 3 March 2026), the property is identified within the Hampstead Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area. The site also falls within the Hampstead Neighbourhood Plan area.

## 1.2 Description of the Existing Property

The property is a three-storey-plus-lower-ground-floor Victorian terraced house of late-nineteenth century construction, finished in London stock brick with a natural slate roof and traditional fenestration. The principal elevation fronts Gayton Road with a lower ground floor lightwell/patio accessed via steps from street level, and a raised ground floor main entrance also reached by a flight of steps from the pavement.

The property has been the subject of several planning permissions in recent years, which are relevant context for this application:

- 2013/4437/P (Granted 2013): Erection of a rear roof extension with French doors and glazed balustrade, replacement of windows on front and rear elevations;
- 2015/0181/P (Granted 2015): Amalgamation of lower ground floor flat and upper floors as a single family dwellinghouse;
- 2015/7150/P (Granted 2016): Two-storey rear conservatory extension from basement to ground floor; rear roof extension with French doors and glazed balustrade; alteration from ground floor door to window; creation of stair between basement and upper floors; two new windows to bay at basement level to the front;
- 2017/6921/P (Granted 2018): Retention of aluminium rear dormer sliding doors; replacement of metal dormer balustrade with glazed balustrade; reinstatement of rear chimney.

The rear of the property includes a rear outrigger, and a sunken patio at lower ground floor level. The front elevation includes an existing pair of dormer windows in the roof slope fronting Gayton Road.

## 1.3 Conservation Area Character

The Hampstead Conservation Area is one of the largest and most significant conservation areas in the London Borough of Camden, designated to protect the special architectural and historic interest of Hampstead village and its environs. The Camden Conservation Area Appraisal identifies the following as key characteristics relevant to this application:

- A predominance of Victorian and Edwardian terraced housing stock of consistent height, scale and material palette;
- The use of London stock brick, natural slate or plain clay tile roof coverings, and painted timber joinery;
- Vertical window proportions with traditional sash and casement forms, and consistent glazing bar patterns;
- Lower ground floor lightwells and patios that are characteristic of the terrace typology, varying in size and configuration along the street;
- Rear gardens and outrigger extensions that, whilst not visible from the public realm, form part of the setting and character of the conservation area.

The Hampstead Neighbourhood Plan 2025, adopted since the original pre-application submission, further reinforces the importance of respecting and enhancing the character of the conservation area through Policies DH1 (Design) and DH2 (Conservation Areas and Listed Buildings).

## 2. Description of Proposed Development

The proposed development comprises six elements, all of which have been carefully designed to preserve and enhance the character and appearance of the Hampstead Conservation Area. This application has been prepared in direct response to the pre-application advice issued by Camden Council under reference 25-00221-PRE. The two elements identified by the case officer as non-compliant — being the enlargement of rear outrigger windows at upper levels, and the installation of ceramic cladding to the side return — are not included in this application.

The six proposed elements are grouped by elevation below.

### Front Elevation

#### Element 1 — Replacement of Existing Front Dormer Windows

Pre-Application Status: Replacement of existing front dormer windows

SUPPORTED

#### Element 2 — Enlargement of Front Lightwell Patio

Pre-Application Status: Enlargement of front lightwell patio through reduction of existing storage

SUPPORTED

#### Element 3 — Repaving in Brazilian Grey Slate

### Rear / Side Elevation

#### Element 4 — Replacement of Lower Ground Floor Rear Window

Element 5 — Replacement of metal balustrade to existing windows on the top floor of the rear elevation with glass/Juliet balcony balustrade.

#### Element 6 — Sedum Green Roof to Rear Outrigger

Pre-Application Status: Sedum roof

SUPPORTED

These elements are explained in detail in the following pages.

## Front Elevation

### Element 1 — Replacement of Existing Front Dormer Windows

**Pre-Application Status: Replacement of existing front dormer windows**

**SUPPORTED**

The application proposes the replacement of the two existing front dormer windows on the principal roof slope fronting Gayton Road. The existing dormers each contain four panes, two of which incorporate horizontal glazing bar dividers. The proposed replacement dormers will retain the four-pane configuration but will feature thinner frames and no horizontal dividers, resulting in a simplified and more elegant glazing pattern.

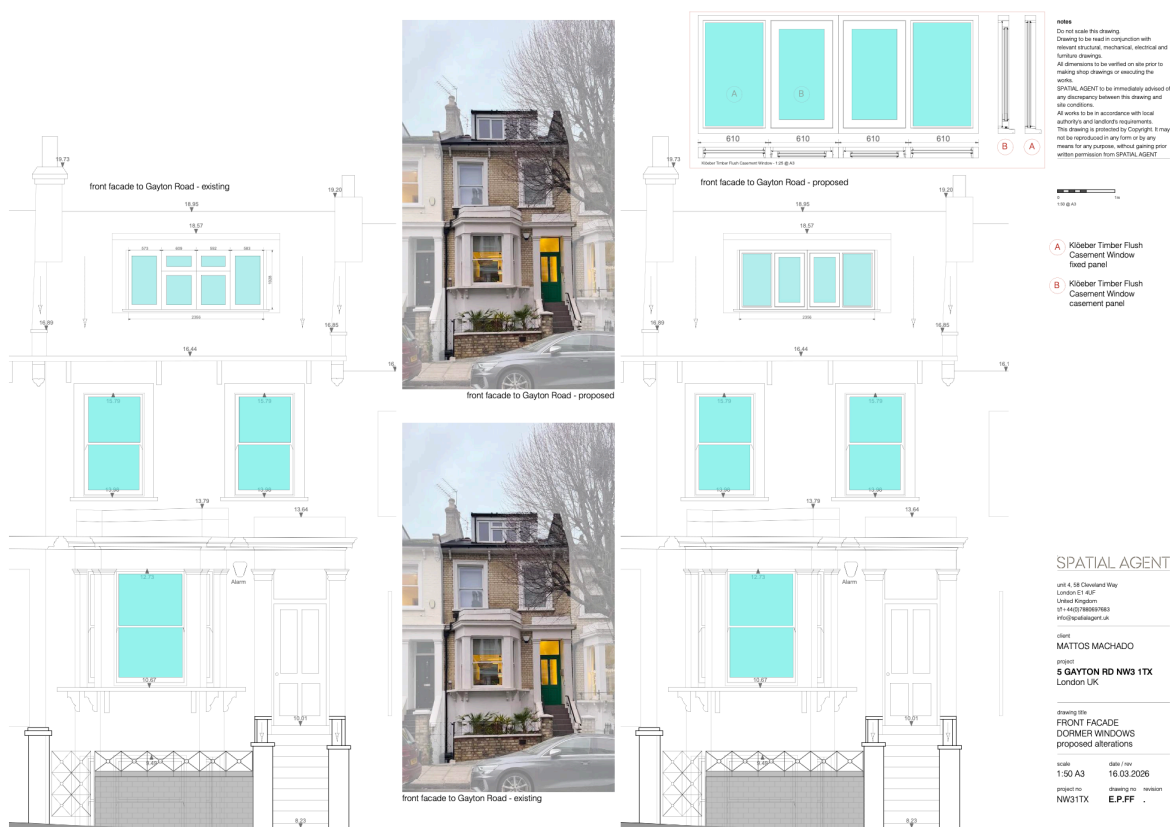
The case officer confirmed in the pre-application advice (ref. 25-00221-PRE) that this alteration is acceptable in principle, describing it as a minor alteration subject to high quality detailing. The officer expressed a preference for timber-framed windows, noting that this would be consistent with the host building and the traditional fenestration within the conservation area.

*Pre-Application Advice (ref. 25-00221-PRE, Case Officer: Connie Marinetto, 3 March 2026): The replacement of the existing front dormer windows with windows with a simplified glazing pattern is considered a minor alteration and is acceptable in principle, subject to high quality detailing. Timber framed windows are preferred, as this would be consistent with the host building and the traditional fenestration within the conservation area.*

In direct response to this guidance, the proposed windows will be constructed in slim-profile painted softwood timber casement frames, consistent with the established material palette of the host building and the Hampstead Conservation Area. The simplified glazing pattern — retaining four panes without horizontal dividers — will reduce visual complexity and improve the coherence of the dormer design with the surrounding terrace. The replacement dormers will be positioned in the same locations as the existing and will not alter the roofline or ridge height.

It is further noted that the property is subject to an Article 4 Direction removing permitted development rights for the replacement of windows on the front elevation. This application accordingly seeks formal planning permission for these works.

See drawing: NW3 1TX-E.P.FF



## Element 2 — Enlargement of Front Lightwell Patio

**Pre-Application Status: Enlargement of front lightwell patio through reduction of existing storage**

**SUPPORTED**

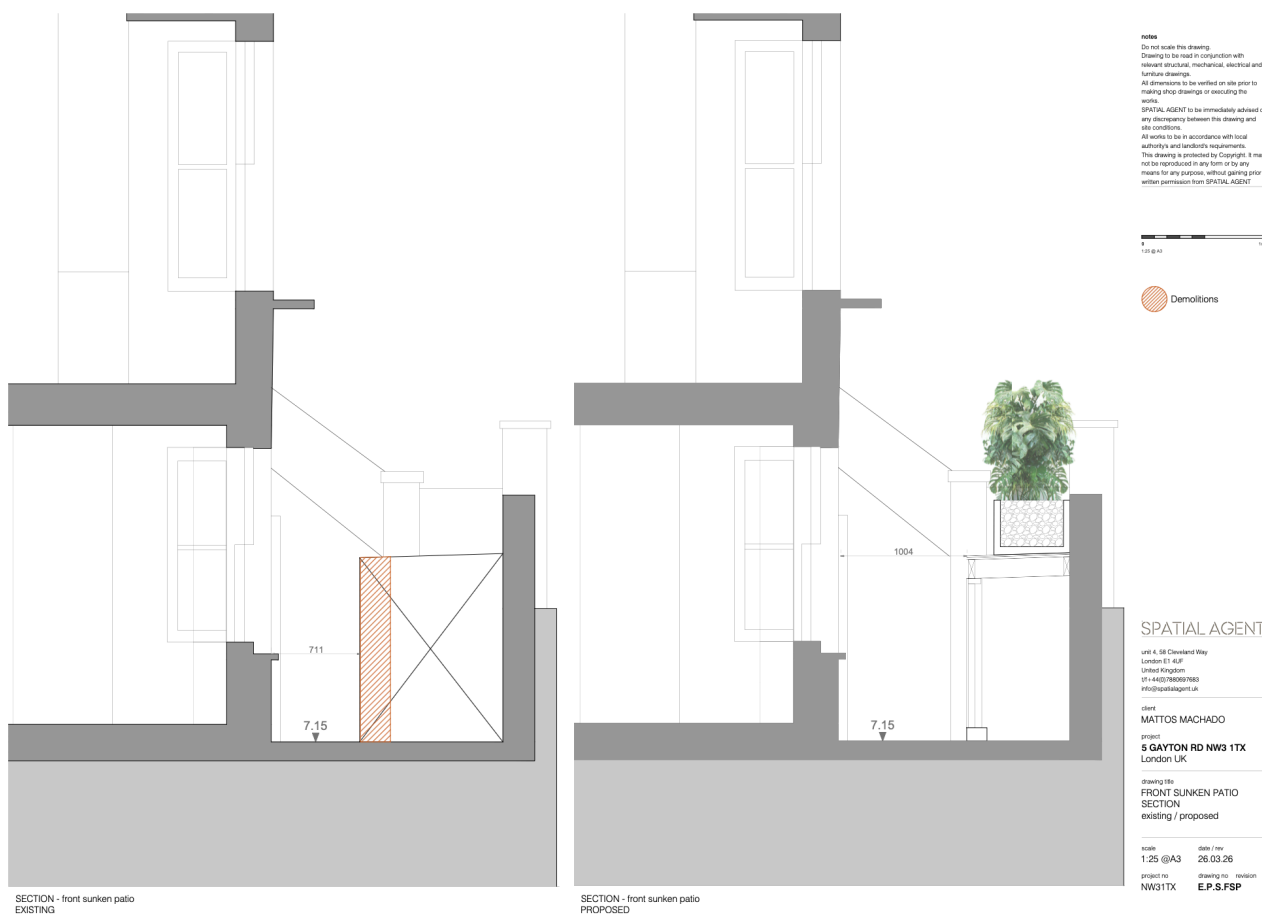
The application proposes the enlargement of the existing lower ground floor front lightwell patio by reducing the existing storage enclosure by approximately 30 centimetres. This will improve the amount of natural light reaching the lower ground floor front rooms and will improve the usability of the lightwell as an amenity space and access route to the lower ground floor entrance.

The case officer confirmed in the pre-application advice that this proposal is acceptable in design and conservation terms. The officer noted that there is no consistent pattern to lightwell and storage size along the terrace, and that the modest scale of the intervention would have a limited impact on the character and appearance of the street-scene and conservation area.

*Pre-Application Advice (ref. 25-00221-PRE): The enlargement of the front lightwell basement patio through a reduction in the existing storage by approximately 44cm is considered acceptable in design and conservation terms. While the works would have some visibility from the street, the modest scale and positioning of the intervention would result in a limited impact on the character and appearance of the street scene and conservation area. There is no consistent pattern to lightwell and storage size along the terrace, and the proposal would therefore preserve the character of the conservation area.*

The enlarged lightwell will be repaved in Brazilian Grey Slate (see Element 3 below), consistent with the proposed treatment of the front steps. The retaining walls and boundary treatment will be retained or reinstated to match the existing condition.

See drawings: NW3 1TX - 01 EP.P.LGF (plans); NW3 1TX - E.P.S.FSP. (section)



### Element 3 — Repaving in Brazilian Grey Slate

The application proposes the repaving of the following external surfaces in Brazilian Grey Slate pavers:

- The stairs leading from street level to the main entrance at raised ground floor level;
- The lower ground floor front lightwell patio;
- The stairs connecting street level to the lower ground floor front patio;
- The existing rear sunken patio (replacing the existing timber deck with natural stone).

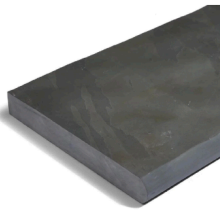
Brazilian Grey Slate is a natural stone with a mid-grey tone, a fine-grained texture, and a naturally split surface finish that provides excellent slip resistance, making it appropriate for both stair treads and external paving. Its neutral colour and natural material character are contextually coherent with the London stock brick and traditional materials of the Victorian terrace and the wider Hampstead Conservation Area.

This element was not specifically assessed as a standalone item in the pre-application advice. It is submitted that the use of a natural stone of this character is consistent with Camden's conservation area guidance and with the material palette of the host building and the surrounding terrace, and is clearly preferable to the retention of the existing timber deck at the rear, which is not a traditional material in this context.

See drawing: NW3 1TX - EP.P.SLATE



Brazilian Grey Slate Paving



Brazilian Grey Slate Bullnose step

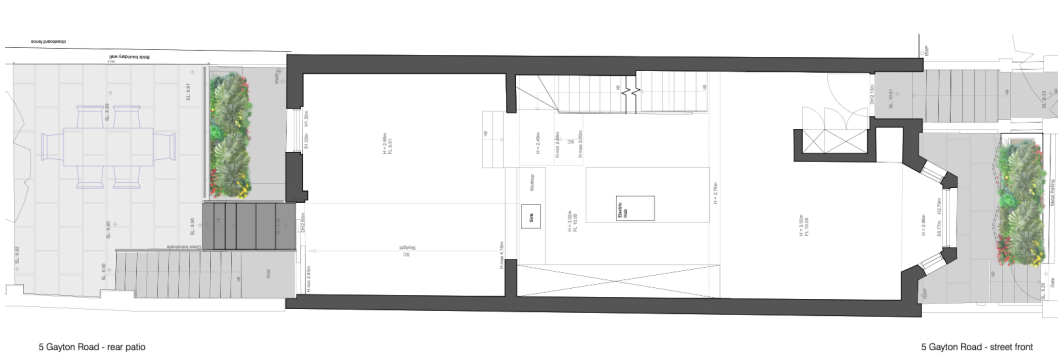


Brazilian Grey Slate steps

**NOTES**  
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 Drawing to be read in conjunction with relevant structural, mechanical, electrical and furniture drawings.  
 All dimensions to be verified on site prior to making shop drawings or executing the works.  
 SPATIAL AGENT to be immediately advised of any discrepancies between this drawing and site conditions.  
 All works to be in accordance with local authority and landlord's requirements.  
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5 Gayton Road - street front: existing steps (ceramic tiles)



5 Gayton Road - rear patio

5 Gayton Road - street front

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 London, UK

drawing title  
**Proposed External Paving**  
 front: stairs, sunken patio  
 rear: patios

scale      date / rev  
 not to scale      19.03.26

project no      drawing no      revision  
 NW31TX      EP.P.SLATE

## Rear / Side Elevation

### Element 4 — Replacement of Lower Ground Floor Rear Window

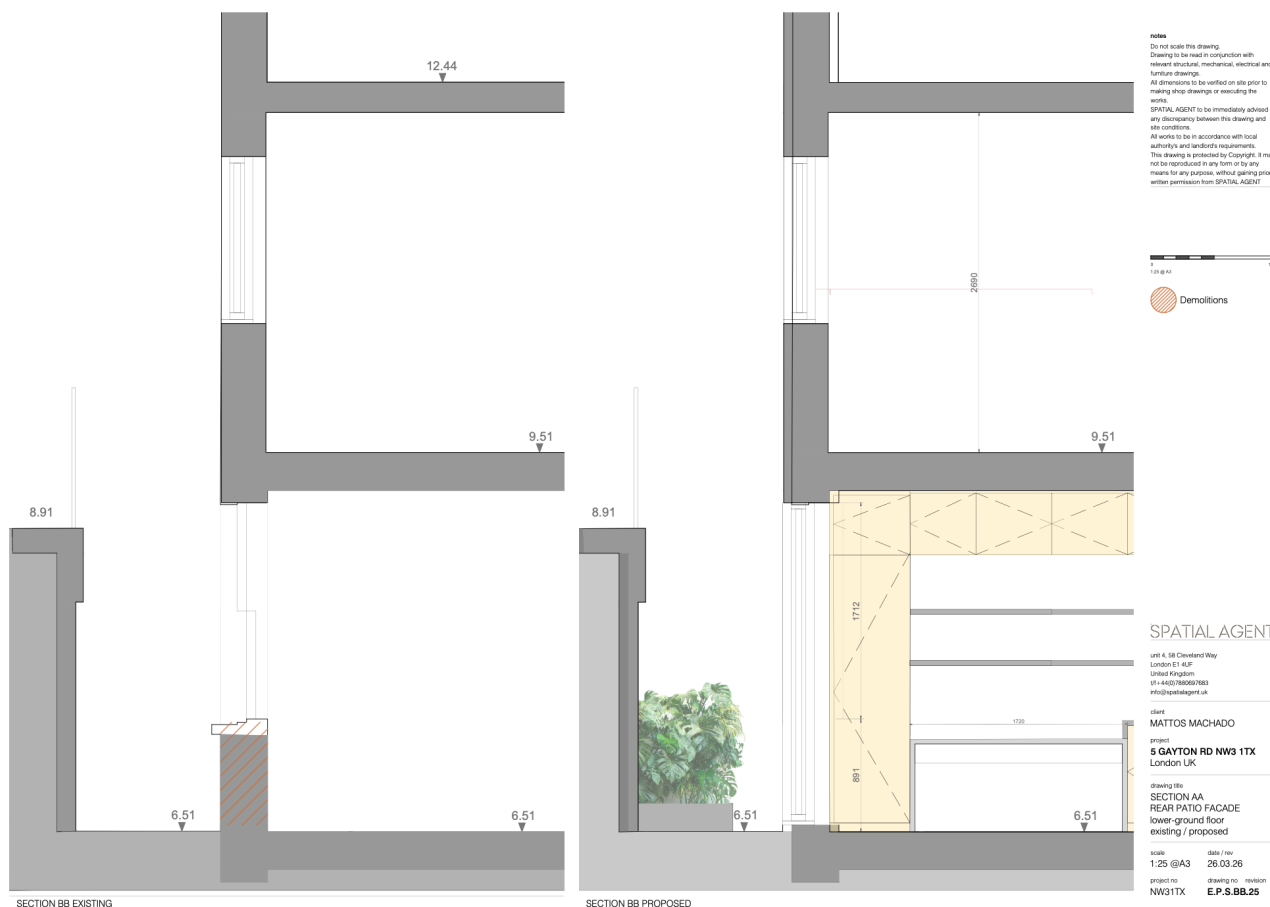
The application proposes the replacement of the existing lower ground floor rear window on the outrigger with a full-height fixed glazed window of wider dimensions, overlooking the sunken rear patio.

This element was addressed within the pre-application advice in the context of the wider rear outrigger window assessment. Whilst the officer did not support the enlargement of the outrigger windows at ground, first and second floor levels, the advice specifically confirmed that the replacement of the lower ground floor rear window is likely to be acceptable.

*Pre-Application Advice (ref. 25-00221-PRE): The replacement of the lower ground floor rear window is, however, likely to be acceptable, as it would be largely concealed by the higher level garden and would have a limited visual impact.*

This application accordingly limits the proposed rear window alteration to the lower ground floor level only, in direct compliance with the officer's advice. The window is located within the sunken rear patio and is not visible from any neighbouring property or from the public realm. The full-height fixed glazed window will improve natural light to the lower ground floor accommodation and enhance the connection between the interior and the sunken patio. The window will be set within a painted timber consistent with the existing material palette of the rear elevation. No change is proposed to the window openings at ground, first or second floor levels of the outrigger.

See drawing: NW3 1TX - 01 EP.P.LGF (plan); NW3 1TX - E.P.S.BB.25 (section)



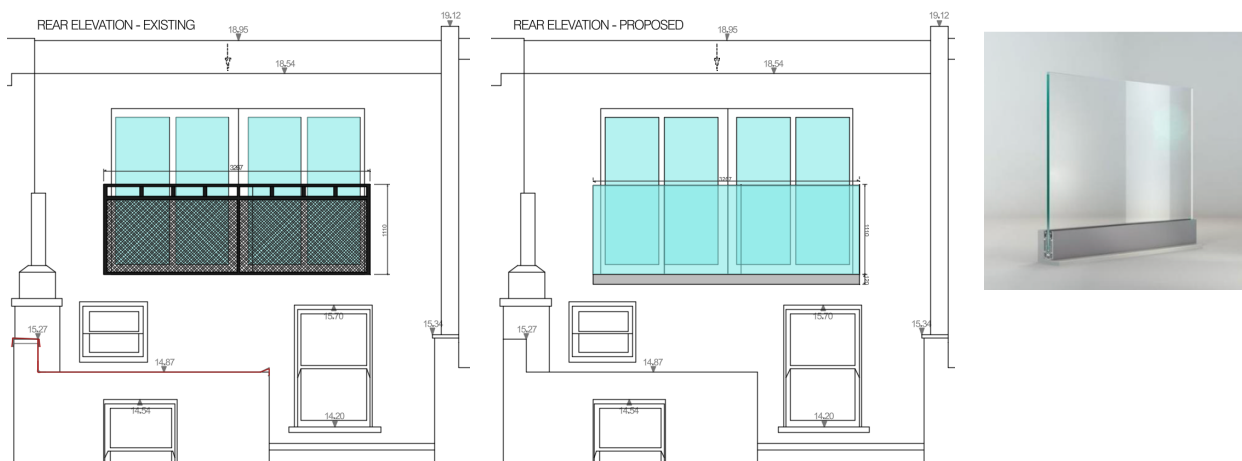
**Element 5 — Replacement of metal balustrade to existing windows on the top floor of the rear elevation with glass/Juliet balcony balustrade.**

The application proposes the replacement of the existing metal balustrade to existing windows at the top level of the rear elevation with a glazed balustrade / Juliet balcony balustrade attached to the roof extension facade.

A glass balustrade will offer a more transparent and visually recessive appearance than the existing metal balustrade, reducing its visual impact on the rear elevation. Glass balustrades are widely used in conservation area contexts in Camden and across London as a means of providing edge protection to roof terraces and extensions whilst minimising visual obstruction and maintaining the legibility of the roofscape. The proposal will not alter the footprint, height or extent of the existing roof terrace in any way.

This element was not specifically assessed as a standalone item in the pre-application advice but is consistent with the approach taken in the previous grant of permission ref. 2017/6921/P, which specifically approved a glazed balustrade replacement in the same location.

The outrigger roof will not be used as a roof terrace. No balustrades will be installed in the outrigger roof.



## Element 6 — Sedum Green Roof to Rear Outrigger

**Pre-Application Status: Sedum roof**

**SUPPORTED**

The application proposes the installation of a sedum green roof to the flat roof of the rear outrigger, in replacement of the existing roofing membrane. The proposed green roof will consist of a shallow-substrate sedum blanket system (approximately 80–100mm growing medium) incorporating a drainage layer and root barrier, installed over a waterproof membrane, with a total substrate build-up height above the current finished roof level of 145mm.

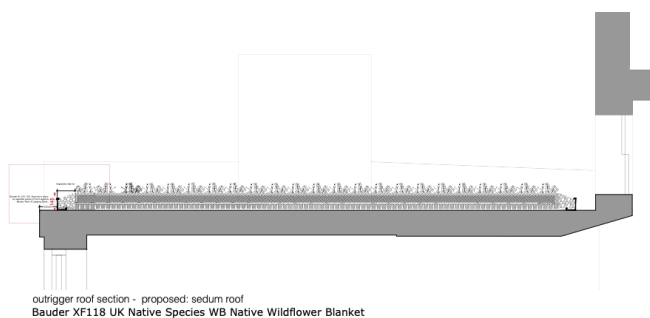
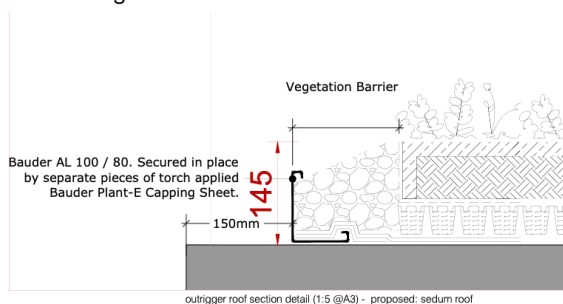
The case officer confirmed in the pre-application advice that the installation of a sedum roof on the existing outrigger is acceptable in design and conservation terms, and expressed support for the proposal in sustainability terms.

*Pre-Application Advice (ref. 25-00221-PRE): The installation of a sedum roof on the existing outrigger roof is acceptable in design and conservation terms. The proposal would be discreet, would not harm the rear elevation or the wider terrace, and is supported in sustainability terms, subject to details.*

In response to the case officer's advice that a condition would be attached requiring details of the green roof to be submitted, the applicant proposes to provide full details at application stage, as recommended. These will include a detailed maintenance scheme, manufacturer's construction sections demonstrating the substrate depth (see drawing NW3 1TX - P.SEDUM), drainage layer specification and root barrier details, and full details of planting species and density.

The green roof will not be visible from the public realm and will not increase the height of the outrigger roof or project more than 0.15 metres beyond the existing roof plane, in accordance with the relevant limitations of the General Permitted Development Order noted by the case officer.

see drawing NW3 1TX - P.SEDUM



## 3. Planning Policy Framework

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### 3.1 National Planning Policy Framework (NPPF, 2023)

The National Planning Policy Framework sets out the Government's planning policies for England. Chapter 12 (Achieving Well-Designed Places) requires that development is visually attractive, is sympathetic to local character, and adds to the overall quality of the area. Chapter 16 (Conserving and Enhancing the Historic Environment) requires that great weight be given to the conservation of designated heritage assets, including conservation areas, and that any harm to their significance be clearly and convincingly justified.

The proposed development is considered to accord with these national policy requirements. The alterations are modest in scale, use traditional and appropriate materials, and have been designed to preserve and in certain respects enhance the character and appearance of the Hampstead Conservation Area.

### 3.2 London Plan (2021)

The following London Plan policies are relevant to this application:

- Policy D3 (Optimising Site Capacity through the Design-Led Approach): The proposal makes efficient use of the existing building and garden to improve residential amenity without any increase in building height or massing.
- Policy D4 (Delivering Good Design): The proposals respond to the local context and character of the Victorian terrace and are informed by the pre-application advice of Camden Council.
- Policy HC1 (Heritage Conservation and Growth): The proposals have been assessed against the significance of the Hampstead Conservation Area and are considered to preserve its character and appearance.
- Policy G5 (Urban Greening): The sedum green roof contributes to urban greening, biodiversity and stormwater management, in support of this policy objective.

### 3.3 Camden Local Plan (2017)

The following Camden Local Plan policies are directly relevant, as referenced in the pre-application advice:

- Policy D1 (Design): Requires development to be of the highest quality and to respond to the local context and character. The proposals use traditional materials and a simplified, high-quality design approach consistent with the host building and the conservation area.
- Policy D2 (Heritage): Requires development within or affecting a conservation area to preserve or enhance its character and appearance. As confirmed in the pre-application advice, the supported elements of this proposal are acceptable in conservation terms.
- Policy CC1 (Climate Change Mitigation): The sedum green roof and improved double-glazed timber windows contribute to the energy and environmental performance of the dwelling.
- Policy CC2 (Adapting to Climate Change): The sedum green roof provides stormwater attenuation and reduces surface water run-off.
- Policy A1 (Managing the Impact of Development): As confirmed in the pre-application advice, the proposals would not result in any harmful impacts on neighbouring outlook, daylight or sunlight.
- Policy A3 (Biodiversity): The sedum green roof will provide habitat for pollinators and invertebrates, contributing to biodiversity net gain objectives.

### 3.4 Hampstead Neighbourhood Plan (2025)

The Hampstead Neighbourhood Plan was adopted in 2025 and forms part of the development plan for this area. The following policies are relevant:

- Policy DH1 (Design): Requires development to respect and enhance the local area. The proposed works use traditional materials and are consistent with the architectural character of the terrace.
- Policy DH2 (Conservation Areas and Listed Buildings): Requires new development to protect and enhance the conservation area. The supported elements of this proposal are consistent with the character and appearance of the Hampstead Conservation Area, as confirmed by the pre-application advice.
- Policy NE1 (Supporting Biodiversity and Mitigating Climate Change): The sedum green roof is consistent with this policy objective.

### **3.5 Camden Planning Guidance**

The Camden Planning Guidance (CPG) on Design and Home Improvements provides supplementary guidance on external alterations to homes, including within conservation areas. The proposals have been designed in accordance with this guidance, with particular regard to the use of traditional materials (timber casement windows, natural stone paving, stock brick), the retention of the established fenestration pattern on the front elevation, and the discreet nature of the rear works.

## 4. Heritage Impact Assessment

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### 4.1 Significance of the Heritage Asset

The application site lies within the Hampstead Conservation Area, a designated heritage asset for the purposes of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. The property is not listed but is identified in the Hampstead Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area. This status was confirmed by the case officer in the pre-application advice.

### 4.2 Element-by-Element Heritage Assessment

#### Front Dormer Windows

The replacement front dormer windows retain the four-pane configuration of the existing dormers and are positioned in the same locations on the roof slope. The simplified glazing pattern (removing horizontal dividers and reducing frame width) produces a cleaner and more elegant appearance that is consistent with the traditional fenestration character of the conservation area. The use of slim-profile painted timber casement frames is consistent with the material palette of the host building and is expressly preferred by the case officer. The works preserve and may enhance the appearance of the front elevation. Assessment: No harm. Preserves the character and appearance of the conservation area.

#### Front Lightwell Patio Enlargement

The modest enlargement of approximately 30 centimetres to the front lightwell, achieved by reducing the existing storage, has been confirmed by the case officer as acceptable in design and conservation terms. The lack of a consistent pattern to lightwell and storage sizes along the terrace means the proposal will not disrupt the rhythmic character of the streetscene. The use of natural Brazilian Grey Slate paving, consistent with the natural stone material palette of the conservation area, will improve the appearance of the lightwell relative to the existing condition. Assessment: No harm. Preserves the character and appearance of the conservation area.

#### Brazilian Grey Slate Paving

The use of Brazilian Grey Slate — a natural stone with a neutral grey tone and slip-resistant split surface — for the repaving of the front stairs, lightwell, front patio, and the existing rear sunken patio (replacing the existing timber deck) is consistent with the natural material character of the Hampstead Conservation Area. Natural stone paving is appropriate within conservation area contexts and is clearly preferable to the existing timber decking at the rear, which has no historic or traditional basis in this context. Assessment: No harm. Neutral to positive impact on the character and appearance of the conservation area.

#### Lower Ground Floor Rear Window

The replacement of the lower ground floor rear window with a full-height fixed glazed unit is limited strictly to the lower ground floor level, in direct response to the pre-application advice. The window is located within the sunken rear patio and is not visible from any neighbouring property or from the public realm. Its replacement will have no impact upon the character or appearance of the conservation area as experienced from the street. Assessment: No harm to the conservation area.

#### Sunken Rear Patio Enlargement and Storage Room

The rear sunken patio and existing lower ground floor rear window are located entirely to the rear of the property. The repaving of the existing sunken patio in Brazilian Grey Slate and the use of white render to match the existing rear elevation finish ensure consistency with the character of the rear elevation. Assessment: No harm. Consistent with the established character of the rear of the property.

#### Glass Balustrade / Juliet balcony balustrade to existing windows on the top level of the rear elevation.

A glass balustrade is visually more recessive than the existing metal balustrade and is consistent with the approach approved under planning permission ref. 2017/6921/P. The works will have no impact on the streetscene or the public realm. Assessment: No harm to the character or appearance of the conservation area.

#### Sedum Green Roof

The sedum green roof has been expressly supported by the case officer as acceptable in design and conservation terms, being discreet and not harmful to the rear elevation or the wider terrace. It will not be visible from the public realm. Assessment: No harm. Positive contribution to sustainability and biodiversity.

### **4.3 Conclusion on Heritage Impact**

It is submitted that the proposed development will cause no harm to the significance of the Hampstead Conservation Area as a designated heritage asset. The majority of the proposed elements have been expressly supported by the case officer in the pre-application advice. All elements have been designed to preserve the character and appearance of the conservation area, using appropriate traditional materials and a high quality of detailing. The proposals accord with NPPF Chapter 16, London Plan Policy HC1, Camden Local Plan Policy D2, and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025.

## 5. Design and Access Statement

### 5.1 Design Principles

The design of the proposed alterations has been guided by four key principles:

- **Contextual coherence:** All proposed materials are drawn from the established palette of the Hampstead Conservation Area — natural stone, painted timber, London stock brick, and glass — and are consistent with the character of the host building;
- **Responsiveness to pre-application advice:** Every element of this application has been shaped by the formal pre-application advice issued by Camden Council (ref. 25-00221-PRE). Elements not supported by the case officer have been removed from the proposal;
- **Simplification and quality:** Where alterations are made to existing elements — most notably the front dormer windows — the design moves towards a simpler, higher quality solution that is more consistent with the Victorian character of the terrace;
- **Sustainability:** The sedum green roof, improved double-glazed timber windows, and natural stone paving contribute to the environmental performance of the dwelling and are consistent with Camden's climate change and biodiversity policies.

### 5.2 Materials Schedule

<b>Front dormer window frames</b>	Slim-profile painted softwood timber casement, double glazed, no horizontal glazing bars
<b>Front lightwell / stairs paving</b>	Brazilian Grey Slate pavers — natural stone, split face, slip-resistant
<b>Rear patio retaining walls</b>	London stock brick rendered and painted white to match existing rear elevation
<b>Lower ground floor rear window</b>	Full-height fixed glazed unit in painted timber frame
<b>Glass balustrade</b>	Structural glass panels with minimal stainless steel or powder-coated aluminium fixings
<b>Sedum green roof substrate</b>	80–100mm lightweight growing medium, drainage layer, root barrier, waterproof membrane
<b>Sedum planting</b>	Mixed sedum species — full species and density schedule to be submitted per planning condition

### 5.3 Access

The proposed works improve the accessibility and usability of the lower ground floor of the dwelling. The enlarged front lightwell and repaved front stairs will provide a clearer, more accessible and safer route to the lower ground floor entrance, with the Brazilian Grey Slate providing improved slip resistance over any existing surface. No changes are proposed to the principal entrance at raised ground floor level.

## 6. Impact on Neighbouring Amenity

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### 6.1 Pre-Application Advice on Amenity

The case officer addressed the question of amenity impact in the pre-application advice and confirmed that the proposals would not result in any harmful impacts on neighbouring residents.

*Pre-Application Advice (ref. 25-00221-PRE): The proposed works are largely contained within the existing building envelope or involve modest alterations at lower ground floor level. No increase in building height or overall massing is proposed. As such, the proposals would not result in any harmful impacts on neighbouring outlook, daylight or sunlight.*

### 6.2 Daylight and Sunlight

None of the proposed elements involve any increase in building height, massing, or projection beyond the existing envelope of the property. The replacement dormer windows are in the same positions as the existing. No formal BRE daylight and sunlight assessment is required for these limited householder works.

### 6.3 Privacy and Overlooking

The enlarged rear window is located within a sunken patio at lower ground floor level and is not visible from neighbouring properties. The glass balustrade to the existing permitted roof terrace replaces an existing metal balustrade at the same height and does not create any new overlooking opportunity beyond that already established by the existing terrace. The front lightwell enlargement is at lower ground floor level and does not create any new elevated platform or overlooking position.

### 6.4 Party Wall Matters

As a mid-terraced property, the proposed works may engage the requirements of the Party Wall etc. Act 1996. The applicant will comply with all party wall requirements as applicable during detailed design and prior to commencement of works. Party wall matters are separate from the planning process and will be addressed accordingly.

## 7. Sustainability and Environmental Performance

The case officer expressly supported the sustainability and biodiversity aspects of the proposal in the pre-application advice, welcoming the sedum green roof and noting that it is consistent with Camden Local Plan Policies CC1, CC2 and A3, and Hampstead Neighbourhood Plan Policy NE1.

*Pre-Application Advice (ref. 25-00221-PRE): The proposed inclusion of a sedum roof on the roof of the outrigger is welcomed and supported.*

The proposed development incorporates the following sustainability measures:

- Sedum green roof: Provision of biodiversity habitat for pollinators and invertebrates; stormwater retention; thermal insulation improvement to the outrigger; reduction in urban heat island effect;
- Improved fenestration: Replacement of existing dormer windows with double-glazed slim-profile timber casements, reducing heat loss and improving the thermal envelope of the dwelling;
- Natural materials: Use of Brazilian Grey Slate (a natural stone) and London stock brick reflects the lower embodied carbon of natural and traditional materials relative to synthetic or concrete alternatives;
- Biodiversity: The sedum green roof will contribute to Camden's biodiversity objectives under Local Plan Policy A3 and the Environment Act 2021.

### 7.1 Biodiversity Net Gain

As confirmed in the pre-application advice, householder applications are exempt from the mandatory Biodiversity Net Gain requirements of the Environment Act 2021 under the Biodiversity Gain Requirements (Exemptions) Regulations 2024. No Biodiversity Gain Plan is therefore required to be submitted. The applicant notes, however, that the sedum green roof will in any event provide a net positive contribution to on-site biodiversity.

### 7.2 Green Roof Details

In response to the case officer's advice that a planning condition requiring full details of the green roof would be attached to any permission, the applicant proposes to submit the following details at application stage:

- Construction sections showing the sedum roof build-up, with manufacturer's details for each layer (waterproof membrane, root barrier, drainage layer, filter fleece, growing medium, sedum blanket);
- Substrate depth: 145 mm including growing medium;
- Planting species: mixed sedum mat incorporating a minimum of 8 species, with a density schedule and planting plan;
- Maintenance schedule: annual maintenance regime including inspection, weed removal, supplementary planting and condition monitoring.

## 8. Pre-Application Engagement

### 8.1 Details of Pre-Application Advice

<b>Pre-Application Reference</b>	25-00221-PRE
<b>Case Officer</b>	Connie Marinetto
<b>Local Planning Authority</b>	London Borough of Camden
<b>Date Made Valid</b>	7 January 2026
<b>Date of Report</b>	3 March 2026
<b>Contact</b>	digitalplanning@camden.gov.uk

### 8.2 Summary of Pre-Application Outcomes

The pre-application advice assessed the proposal against Camden Local Plan Policies D1 and D2, the Hampstead Neighbourhood Plan, and Camden Planning Guidance. The outcomes for each element are summarised below:

<b>Replacement of existing front dormer windows</b>	<b>SUPPORTED</b>
<b>Sedum green roof to outrigger</b>	<b>SUPPORTED</b>
<b>Enlargement of front lightwell patio through reduction of existing storage</b>	<b>SUPPORTED</b>
<b>Sustainability and biodiversity measures</b>	<b>SUPPORTED</b>
<b>Amenity — no harmful impacts on neighbouring properties</b>	<b>SUPPORTED</b>
<b>Replacement of lower ground floor rear window [with limitation to LGF only]</b>	<b>ACCEPTABLE IN PRINCIPLE</b>

Elements assessed as not complying with policy — **EXCLUDED** from this application:

<b>Enlargement of rear outrigger windows at ground, first and second floor levels — EXCLUDED</b>	<b>NOT INCLUDED</b>
<b>Installation of ceramic cladding to side return and boundary wall — EXCLUDED</b>	<b>NOT INCLUDED</b>

### 8.3 Response to Pre-Application Advice

This application has been prepared in direct and full response to the pre-application advice. The following design changes were made between the pre-application submission and this formal application:

- The enlargement of rear outrigger windows at ground, first and second floor levels has been removed from the proposal entirely, in accordance with the case officer's advice;
- The proposal for ceramic cladding to the side return and boundary wall has been removed from the proposal entirely, in accordance with the case officer's advice;
- The rear window alteration has been limited to the lower ground floor level only, consistent with the officer's confirmation that replacement of the lower ground floor rear window is likely to be acceptable;
- The front dormer windows have been specified in slim-profile painted timber casement frames, in direct response to the officer's preference for timber framing consistent with the host building and the conservation area;
- Full green roof details are submitted at application stage in anticipation of the likely planning condition, as recommended by the case officer;
- Brazilian Grey Slate paving has been specified for all proposed external paved surfaces as a natural stone consistent with the conservation area material palette.

## 9. Conclusion

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This application seeks planning permission for a series of carefully designed and contextually appropriate alterations to 5 Gayton Road, London NW3 1TX, a Victorian mid-terraced dwelling within the Hampstead Conservation Area, London Borough of Camden.

The application has been prepared in direct response to formal pre-application advice issued by Camden Council under reference 25-00221-PRE (Case Officer: Connie Marinetto, 3 March 2026). The majority of the proposed elements were expressly supported by the case officer in that advice. Two elements identified as non-compliant — the enlargement of rear outrigger windows at upper levels, and the installation of ceramic cladding — have been wholly removed from the proposal.

The six elements of this application are:

- Replacement of the existing front dormer windows with simplified four-pane slim-profile painted timber casement windows — confirmed supported in pre-application advice;
- Enlargement of the front lightwell patio by approximately 30cm through reduction of existing storage — confirmed supported in pre-application advice;
- Repaving of front stairs, front lightwell and existing rear sunken patio in Brazilian Grey Slate — a natural stone appropriate to the conservation area context;
- Replacement of the lower ground floor rear window with a full-height fixed glazed window — confirmed likely acceptable in pre-application advice, limited to lower ground floor level only;
- Replacement of the existing metal balustrade to the existing permitted rear roof terrace with a glass balustrade — consistent with the approach approved under ref. 2017/6921/P;
- Installation of a sedum green roof to the rear outrigger — confirmed supported in pre-application advice and welcomed in sustainability terms.

The proposals have been designed to preserve and, in a number of respects, enhance the character and appearance of the Hampstead Conservation Area. All proposed materials are drawn from the established palette of the conservation area — natural stone, painted timber, London stock brick, and glass. No increase in building height or massing is proposed. The proposals cause no harm to the amenity of neighbouring properties, as confirmed in the pre-application advice.

The application accords with the National Planning Policy Framework (2023), the London Plan (2021), the Camden Local Plan (2017), and the Hampstead Neighbourhood Plan (2025). Camden Council is respectfully requested to grant planning permission for the proposed development.

## 10. Appendices and Required Documents

### 10.1 Drawings

NW3 1TX 00 GRL.DWG-LIST	site plan, project description, drawing index
NW3 1TX 01 PHOTO	site photographs
NW3 1TX 02 P.E.PLANS.100	plans - existing (1:100@A3)
NW3 1TX 03 P.P.PLANS.100	plans – proposed (1:100@A3)
NW3 1TX 04 EP.P.LGF	plans - lower ground floor - existing / proposed (1:50 @ A3)
NW3 1TX 05 EP.P.GF	plans - upper ground floor - existing / proposed (1:50 @ A3)
NW3 1TX 06 EP.P.1F	plans - first floor - existing / proposed (1:50 @ A3)
NW3 1TX 07 EP.P.2F	plans - second floor - existing / proposed (1:50 @ A3)
NW3 1TX 08 E.P.S.AA.100	section AA - existing / proposed (1:100@A3)
NW3 1TX 09 E.P.S.BB.100	section BB - existing / proposed (1:100@A3)
NW3 1TX 10 E.P.FF	front elevation - existing / proposed (1:50 @ A3)
NW3 1TX 11 P.ELEVR-PR.B	rear elevation - existing / proposed (1:50 @ A3)
NW3 1TX 12 E.P.S.FSP	front sunken patio - section - existing / proposed (1:25 @ A3)
NW3 1TX 13 E.P.S.BB.25	rear sunken patio - section - existing / proposed (1:25 @ A3)
NW3 1TX 14 EP.P.SLATE	slate paving: front / rear stairs and sunken patios
NW3 1TX 15 P.SEDUM	sedum roof

## 10.2 Supporting Documents

Green Roof Specification - construction sections, manufacturer's details, planting schedule and maintenance regime

## System summary



### BauderEXTENSIVE PLANTsubstrate

#### Seeded native wildflower system

The BauderEXTENSIVE PLANTsubstrate seeded system uses Bauder’s flora seed mixes to establish the vegetation on a green roof. Bauder have 5 different native wildflower mixes giving various habitat creation options which are significantly cheaper and easier to install than a vegetation blanket or plugged solution. It allows the establishment of vegetation deliberately designed to give a long flowering season, it is fully GRO and FLL compliant. This system is suitable for both new build construction and refurbishment applications on ≤ 5° pitch.

	Function	Product name	Thickness (mm)	Weight (kg/m <sup>2</sup> )	Indicative extensive green roof system - seeded
1	Wildflower seed*	BauderGREEN flora seed mixes. (5 options)	Height and weight varies with season		
2	Growing medium	BauderGREEN SUB-BM UK biodiverse substrate	100+	120	
3	Filtration layer	FV 125 filter fleece	1	0.13	
4	Drainage Layer	DSE 40 drainage board	40	15.3	
5	Protection Layer	FSM 600 protection mat	4	3.6	
6	Underlying Waterproofing	Bauder’s underlying waterproofing system	Not included	Not included	
<b>System build-up (saturated)</b>			<b>145+</b>	<b>139</b>	
*Bauder supply various green roof systems to meet required biodiverse targets and other green roof requirements					
In-depth and up-to-date product specific technical data is available for each element within a system. Download from our website <a href="http://bauder.co.uk/technical-centre">bauder.co.uk/technical-centre</a>					
<b>Please note:</b> All green roofs require water during times of drought. Bauder recommend that the watering and maintenance of this roof is considered and addressed during its design.					

# System summary



## Characteristics of the system

- Ideally suited to native biodiverse green roofs where habitat creation is the primary goal and a more natural finish is required.
- Bauder Flora seed mixes Include: a shade tolerant mix, Urban mix, Chalk grassland mix, Coastal mix and Scottish mix. The mixes can be combined with plugs to introduce key species to the design.
- All seed mixes are Buglife approved, RHS - Perfect for Pollinators. Seed is collected in line with Flora Locale guidelines.
- The SUB-BM biodiverse substrate is a lightweight growing medium for biodiverse green roof planting schemes manufactured to GRO and FLL guidelines and tested to BS8616 (Ideally substrate depths should be 100mm+ to give greater drought resistance)
- DSE 40 is a lightweight water storage and drainage layer made of 100% recycled HDPE.
- FSM 600 is 100% recycled Polyester and polypropylene fibre mix protection layer to prevent mechanical damage to the underlying waterproofing.
- System can be laid on any of the various Bauder waterproofing solutions: Bituminous Membrane, Hot Melt, Single-ply or Cold applied liquid systems.
- Comprehensive guarantee packages to meet project requirements. Bauder's "Green Roof Promise" is available for this system.

## Accreditations and approvals



System variations are available to the specifier so that a tailored solution meets the needs of the building. The selection of products should be confirmed with our technical department to ensure suitability for the individual construction requirements of the flat roof.

E: [technical@bauder.co.uk](mailto:technical@bauder.co.uk)  
 T: 01473 257671

## OPTIONS AVAILABLE

Bauder supply a number of green roof solutions for flat and pitched roofs. Including sedum, wildflower and biodiverse vegetation. Further details can be found on our website: <https://www.bauder.co.uk/technical-centre/specification-resources/green-roof-systems>

In depth and up-to-date product specific technical data is available for each component within a system.

## System fire performance

The system arrangements tested, verified, and that achieve industry standards for fire performance are defined in the relevant BBA certificate. Please ensure you are aware of which permutations currently have a stated performance against fire by viewing and downloading the BBA certificate from our website [bauder.co.uk/technical-centre](http://bauder.co.uk/technical-centre)

Bauder continually tests its systems for fire performance and so if the permutation of products you are specifying is not stated in our latest BBA certificate please contact [technical@bauder.co.uk](mailto:technical@bauder.co.uk) for clarification.

[bauder.co.uk](http://bauder.co.uk)

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## General Maintenance Wildflower / Biodiverse Systems

WB blanket, Bauder Flora seed mixes and  
wildflower plug planted systems



Revision: V2 December 2025

## General maintenance procedures

### Bauder biodiverse green roof systems

These practises should be carried out annually as part of a structured maintenance regime.

#### General Maintenance

Maintenance is necessary to keep biodiverse green roof systems in good condition. After installation, regular watering and minor upkeep will be needed until the planting has rooted into the growing medium and adapted to its location. The level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed. Whilst the intent may have been a naturalised biodiverse roof, this can cause problems with the build-up of dead or unwanted vegetation and its potential fire risks if not correctly maintained.

Bauder biodiverse green roofs include a selected species mix to provide a balanced plant community on the roof. They are currently installed to meet BREEAM or Biodiversity Net Gain targets and require maintenance to remain sustainable. Maintenance is best carried out annually, during springtime and in late autumn. This may include strimming and the removal of dead organic matter.

**Please note:** Designated biodiverse areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.

#### Preliminary Maintenance Procedures

The following procedures should be carried out in order to ensure the roof is maintained in good condition and to protect the validity of the waterproofing system guarantee:

- Ensure that relevant health and safety procedures are followed when working at roof level, this includes making sure that safe access can be gained to the roof. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Ensure all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of.
- Bauder recommends removing unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath.
- Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.
- Check that all promenade tiles and paving slabs remain in position, secure and in good condition.
- Ensure that any new items of plant/equipment that may have been introduced to the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Bauder for further advice.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to the waterproofing should be reported to Bauder immediately, in order for arrangements to be made to carry out remedial work if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the green roof landscaping or the waterproofing system. If considered that either element has been effected, Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, Bauder should be contacted to advise on the alteration and how it should be incorporated without effecting the guarantee.

**Bauder Limited**  
70 Landseer Road, Ipswich, Suffolk, IP3 0DH  
[bauder.co.uk](http://bauder.co.uk)

**Bauder Limited**  
O'Duffy Centre, Carrickmacross, Co. Monaghan  
[bauder.ie](http://bauder.ie)

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## General maintenance procedures

### Bauder biodiversity green roof systems

#### Plant Related Maintenance Tasks

##### Plant encroachment

- Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred.

##### Plant Maintenance

In the absence of a management plan for the green roof, the following activities should be carried out:

##### Maintenance of the Bauder Native Wildflower Planting

- In the late autumn the vegetation should be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.
- To promote growth, an application of 80mg/m<sup>2</sup> of slow release organic fertiliser to the vegetation may be required.

##### Weeding

- In a biodiverse green roof, with the exception of saplings which should always be removed, weeds are only considered as an aesthetic problem. If weeds become invasive, they can be manually removed.

##### Irrigation

- The need for irrigation in a biodiverse green roof system is determined through a client's visual requirements of the vegetation.
- If it is intended that the roof should have colour and interest for the longest period through the growing season, then irrigation will significantly aid in achieving this. Should the requirement be only to deliver biodiversity, then the provision of sufficient watering points at roof level to allow for only occasional watering in periods of prolonged drought can be considered sufficient.

##### Support

Modern biodiversity green roof installations will normally require only minimal maintenance. Bauder is happy to offer advice on any green roof challenges. Enquiries should be forwarded to the Technical Department at the address below.

**Please note:** In the event of any query arising which it is thought may affect the condition of the system, then contact Bauder. Bauder cannot accept responsibility for any problem or failure due to use outside those parameters for which the system was designed or 'acts of god' beyond our control e.g. extreme weather conditions or damage through pests.

#### Bauder Green Roof Maintenance Service

Green roof maintenance service is carried out by Bauder's preferred maintenance providers. These experienced green roof maintenance companies have worked closely with Bauder carrying out maintenance services throughout mainland Britain for several years.

A typical maintenance programme includes:

- Roof evaluation** - a comprehensive review of a Bauder green roof to determine what remedial work, if any, needs to be completed.
- Removal of weeds and unwanted items** - over time a green roof can become congested with leaves, debris and other unwanted vegetation, which can be removed.
- Inspection** - examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.
- Application of fertiliser** - to help restore a green roof to its best, an organic slow release granular fertiliser will encourage growth.
- Testing** - after all work has been performed, the irrigation system will be examined to ensure it works as expected.

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Revision: V2 December 2025

## General maintenance procedures

### Bauder biodiversity green roof systems

This work can be undertaken by the companies detailed below, who directly manage the maintenance of green roofs and will cover all aspects of the service from quotations through to invoicing. Bauder and our preferred suppliers are committed to the arrangement and will ensure a continued high standard of expert care and advice for our customers.

#### Green roof maintenance contractors currently recommended to maintain green roof elements for the Bauder system

##### Green Maintenance in England and Wales:

###### The Urban Greening Company

Mr Mike Cottage  
105 Ridgeway  
Marlow  
Buckinghamshire  
SL7 3LH  
07515 887868  
greenmaintenance@tugc.co.uk  
tugc.co.uk

##### Green Maintenance in Scotland:

###### Urban Utopia Landscapes

Mr Gavin Gale  
Mayville Gardens East  
Edinburgh  
Lothian  
EH5 3DW  
0800 061 4353  
office@urbanutopialandscapes.com  
urbanutopialandscapes.com

If you would like Bauder to forward your details to one of the preferred maintenance companies, please email [c.rodick@bauder.co.uk](mailto:c.rodick@bauder.co.uk) giving the details of the green roof and contact information with explicit permission for your details to be shared with the preferred supplier.

#### Competency Requirements for Roof Maintenance Activities

While formal training is not a prerequisite, the following competency expectations apply:

- The building owner or assigned maintenance contractor is responsible for assessing and confirming the following competence of individuals tasks to perform maintenance activities.
- Competent operatives must be able to:
  - Understand and interpret the maintenance instructions provided.
  - Execute the required tasks thoroughly and in a safe manner, adhering to relevant health and safety protocols.
- Maintenance operatives should be familiar with general building maintenance practices and be capable of identifying potential issues such as membrane damage, drainage blockages, or plant contamination.

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### 10.3 Note on Permitted Development

The case officer noted in the pre-application advice that certain elements of the proposal may fall within the scope of permitted development. In particular:

- The sedum green roof may fall within Class C of Part 1 of the General Permitted Development Order (GPDO), subject to not increasing the height of the roof or projecting more than 0.15 metres beyond the existing roof plane;
- The front lightwell enlargement may fall within the scope of permitted development under Part 1 of the GPDO;
- The front lightwell enlargement may also fall within the scope of permitted development.

The applicant has elected to seek a comprehensive planning permission for all elements in a single application, in order to provide clarity and certainty as to the authorised development and to avoid any ambiguity regarding the limits of permitted development. The applicant notes that the property is subject to an Article 4 Direction which removes permitted development rights for certain works on the front elevation, and that formal planning permission is accordingly required for the replacement front dormer windows in any event.

*Prepared by Spatial Agent Ltd on behalf of Paulo Mattos | 5 Gayton Road, London NW3 1TX | 16 March 2026 | Pre-App Ref: 25-00221-PRE*