

**LONDON BOROUGH OF CAMDEN  
REPORT FOR DECISION UNDER DELEGATED POWERS**

<b>Officer:</b> WARJ	<b>Application Number(s):</b> PE9900324 <i>R1</i>
<b>Application Address:</b> 26 CROFTDOWN ROAD LONDON NW5	<b>Drawing Numbers:</b> 232.02, 03, 04, 07A, 09A, 10A, 11, 12, 19, 20, 21, 22, 23, 24, 27, 28, 30, Letter dated 9 July 1999 <i>as amended in accordance with</i>
<b>Signature (Area Team):</b> <i>LAG</i> <i>12/11</i>	<b>Signature (Authorising Officer):</b> <i>[Signature]</i>

**SITE DESCRIPTION:**  
Basement plus three storey building located on the corner of Croftdown Road and Boscastle Road. The property is currently subdivided into three self-contained flats. The rear garden and the existing garage are screened from the main road by an existing brick wall.

There are two unauthorised extensions on the rear elevation. The site is within the Dartmouth Park C.A.

**PROPOSAL:**  
Change of use from three flats to one dwelling, construction of replacement extension at lower ground floor level and new single storey garden studio/garage. *alterations to front and rear elevation*

**RELEVANT HISTORY:**  
None

**RELEVANT POLICIES:**  
  
**Borough Plan:** UD2, UD18  
  
**UDP:** EN16, EN16 (new), EN33, EN52, EN\*  
  
**SPG/other:**

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
  
20 JUL 1999  
  
RECOMMENDATION AGREED  
ON BEHALF OF THE COUNCIL

<b>Adjoining Occupiers: Number Notified:</b> 8	<b>No. of Responses:</b> 0	<b>No. of Objections:</b>
<b>CAAC/Local Group Comments:</b> No objection. Scheme is worthwhile and an improvement to the existing. Consider details of the garage door should be submitted for approval. Also suggest that details should be submitted of the south elevation once extn. has been demolished.	<b>Summary of Consultation Responses:</b>	

**ASSESSMENT:**

Main considerations relate to the impact of the changes on the character and appearance of the property and to the amenity of adjoining residents.

The rear elevation of the property is particularly prominent within the CA. The proposed changes will significantly improve the rear elevation by removing the unauthorised extns. The replacement structure is better related to the existing building both in terms of its design and location.

There is an existing garage in the rear garden, which will be demolished and replaced with a new single storey structure, which will be used as either a studio or a garage. Its use will be ancillary to the use of the main dwelling. The replacement structure will be approx. the same floor space as the existing garage building. As the new rear extn. has a smaller floor area than the existing, the size of the garden will actually increase. The proposal does therefore not conflict with policy EN\*. The height of the wall fronting Boscastle Road will be increased in height by approx. 300mm. This is acceptable subject to matching brickwork being used.

The proposal will result in a reduction in the number of units from 3 to 1. However it will result in the provision of a large family unit with access to its own private garden. This is therefore considered acceptable and in line with policy.

The application also includes some minor alterations to the front and rear elevation including the retiling of the front bay window, the replacement of a number of windows on the rear elevation and the removal of one of the garage doors fronting Boscastle Road, which will be replaced with a gate.

The proposed alterations are acceptable and would not affect either the amenities of adjoining residents or the character and appearance of the Conservation Area.

**RECOMMENDATION:** *FPC*

That planning permission be granted subject to the following conditions;

**Conditions;**

1. CD03
2. CD07 *window and door*
3. All new <sup>repair works</sup> openings shall be set in reveal to match the depth of the original openings.
4. The studio/garage hereby approved shall only be used for domestic purposes in association with the main dwelling and shall not form a separate unit of accommodation.
5. Any damage <sup>to the brick</sup> to the existing brickwork following the removal of the render on the flank elevation shall be carried out to match the existing in terms of face bond and pointing.
6. The new <sup>openings to the street</sup> openings on the western elevation fronting Boscastle Road shall be constructed in timber.

**Reasons;**

1. DD01.
- 2,3,5 & 6. DD04
4. To avoid inappropriate use of the building.