

Application ref: 2023/5055/P
Contact: Obote Hope
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Date: 26 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

BB Partnership Limited
33-34 Studios
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Weeping Ash
Oak Hill Park
London
NW3 7LP

Proposal:

Conversion of the two of the stand-alone garages into one and replacement of the existing garage door.

Drawing Nos:

GIC-002; GIC-RW-002; GIC - 010; GIC - 011; GIC-500; GIC-505; GIC-510.

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:

GIC-002; GIC-RW-002; GIC - 010; GIC - 011; GIC-500; GIC-505; GIC-510.

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 permission:

The proposal relates to the garages adjacent to the host building, which is a two storey single-family dwellinghouse. The garages include four parking spaces and are constructed in brick with white metal tilt-up and over garage doors, timber fascias painted white, and a single ply timber roof. Planning permission is sought for combining two of the garages into a one larger garage and the replacement of the existing garage door.

The two garages that would be combined would be garage 2 and 3, which are in the middle of the garage building. To facilitate this, the brick pier and internal wall between garages 2 and 3 would be completely removed, and the pier between 3 and 4 would be increased in height so that the garage doors can be enlarged, matching the height of garage 1. The new garage doors would be taller up-and-over panelled sectional doors in white to match the existing garage doors. The proposed works would not substantially alter the dimensions or appearance of the building and are considered acceptable, which would preserve the character and appearance of the host building and the surrounding conservation area.

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 (ERR) 2013.

The loss of the garage is acceptable here as it is too small for modern cars and there is adequate additional off-street parking, therefore, the loss of one of the garage would not have any impact on public highway parking conditions. Additionally, the removal of a parking space would lead to a net reduction of on-site parking, which would be in accordance with the Council's transport policies.

Given the nature of the works, the proposal is not considered to impact the residential amenity of occupiers to any greater extent than the existing arrangement, including in terms of loss of privacy or outlook.

Following consultation, no objections were received prior to making this decision. The site's planning history and relevant appeal decisions were considered when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, T1, and T2 of the London Borough of Camden Local Plan 2017 and Policies DH1, DH2, TT1, and TT4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and The National Planning Policy Framework 2023.

- 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer