

Application ref: 2024/0644/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

4orm  
1-5 Offord Street  
London  
N1 1DH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2A Boscastle Road  
London  
NW5 1EG**

Proposal:

Replacement of garage door with doors and windows to create internal bike store.  
Drawing Nos: 4180-X.01, 4180-X.05, 4180-P.05.

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: 4180-X.01, 4180-X.05, 4180-P.05.

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 DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission.

The application seeks to provide an internal bike store for two cycle spaces by sub-dividing the internal garage space and replacing the metal garage door with timber sliding doors with high level glazing.

The provision of secure storage for two cycles promotes cycle use and is considered a benefit that outweighs the loss of an integral garage. The proposals would not result in loss of on-site parking provision as the vehicle hardstanding within the front garden would remain and would not increase on-street parking stress in the local area.

The house is a later addition to the historic street and includes one of the few garages in the locality. The detailed design and materials are considered sympathetic and discreet in appearance, within the domestic setting. The doors would be set back from the street and inset by a metre from the front elevation, further reducing its visibility. The proposals are minor in nature and due to the location and detailed design, are considered acceptable as they would preserve the character and appearance of the host building and this part of the Dartmouth Park Conservation Area.

Given the existing relationship between the site and neighbouring properties and the limited variation in use from a vehicle garage to a cycle store, the proposals are would not harm neighbouring residential amenity in terms of loss of privacy or outlook.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (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 A1, D1, D2, T1 and T2 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with 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 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](http://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.

- 4 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.

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>.

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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer