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|--|----------------------------|----------------------------------|-------------------------------------|----------------------------------|-------------------|-------------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 10/12/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | 06/11/2013 | |
| Officer | | | | Application Number(s) | | | |
| Sally Shepherd | | | | 2013/6439/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 4 Tobin Close London NW3 3DY | | | | Refer to Decision Notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of a side elevation window and rooflight to existing flat roof, in connection with the conversion of a garage within dwelling house (Class C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 03 | No. of responses | 00 | No. of objections | 00 | |
| | | | No. electronic | 00 | | | |
| Summary of consultation responses: | No responses received | | | | | | |
| CAAC/Local groups* comments: *Please Specify | N/A | | | | | | |

Site Description

The property is a single dwelling house located on the south side of Tobin Close which is a cul-de-sac located off Fellows Road. The property forms part of a terrace of 8 houses in Tobin Close which comprises 2-storey houses with shallow pitched roofs and integral garages to the front. It was constructed as part of the Chalcot Estate development in the late 1960's. The property does not lie within a conservation area and is not listed.

Relevant History

24498 – Planning permission granted on 17/06/1966 for the development of the “L” shaped site at the north east corner of the Chalcot Estate bounded by Fellows Road, Primrose Hill Road and Adelaide Road, Camden by the creation of 9 storey block of 48 flats with basement parking and 22 terraced houses with integral garages.

1 Tobin Close

2012/4382/P – Planning permission granted on 22/10/2012 for the conversion of an integral garage into habitable accommodation associated with the existing dwelling including the formation of a side window and rooflight

5 Tobin Close

PEX0100111 - Planning permission granted on 03/04/2001 for the conversion of integral garage to a habitable room in noncompliance with Condition 3 of the planning permission dated 2nd October 1972, which requires the retention of garages for the parking of motor vehicles.

11 Tobin Close

PEX0000932 – Planning permission granted on 19/12/2000 for the conversion of internal garage to habitable room in noncompliance with condition 3 of planning permission dated 2nd October 1972 which requires the retention of garages for the parking of motor cars

12 Tobin Close

2007/0107/P – Planning permission granted on 06/02/2007 for the continued use of integral garage as habitable accommodation (in non-compliance with condition 3 of planning permission dated 02/10/72 requiring the retention of garages for the parking of motorcars), plus retention of a 'dummy garage door' and two windows at ground floor level on the front elevation of the dwellinghouse.

13 Tobin Close

2005/1009/P - Planning permission granted on 31/03/2005 for the continued use of the integral garage as additional habitable accommodation and the retention of the ground floor front window, in non-compliance with condition 03 of Planning Permission dated 2/10/72 requiring the retention of garages for the parking of motor cars.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

Development Policies

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

Assessment

Proposal

Permission is sought to convert the existing garage to a habitable space which will be the kitchen. The proposal involves the installation of a new window to the east elevation of the garage and the installation of a rooflight to provide sufficient daylight.

The historic planning permission for this part of the Chalcot Estate required the integral garages to be retained permanently for the parking of motor vehicles. Therefore, planning permission is required to convert the garage from vehicle parking to residential accommodation.

Design

The new window in the east elevation of the existing garage will match the existing uPVC windows of the property and is considered to be acceptable. The garage door will remain in place and so the appearance of the property from the front elevation would look almost the same. The proposed rooflight is considered to be acceptable.

Use

The use of the garage for the parking of motor vehicles was a concern when the original scheme was approved which is why the condition was attached. This may have been in connection with the need to keep the roadway clear outside the property. The lack of an off street car parking space would encourage the use of public transport with limited space to park a vehicle on-street in the close. However, the street is not located within a Controlled Parking Zone and therefore although this is an aspiration, it is not enforceable. The proposal is therefore not contrary to Policy DP19.

Amenity

The new window will face the existing porch of the property and so it would not result in any overlooking issues.

Recommendation

Grant Planning Permission