

LDC Report		19/06/2007
Officer		Application Number
Sheri Waddell		2007/2036/P
Application Address		Drawing Numbers
29 Crossfield Road London NW3 4NT		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Conversion of existing integral garage into habitable floorspace and associated external alterations to dwellinghouse.		
History		
6 th December 1962 – pp granted [TP 2498/W] by the LCC for the erection of a terrace of 9 x 3-storey houses with integral garages on land at the rear of 52 Eton Avenue. This was subject to a condition that stated <i>“the garages shall not be used for any purposes other than those incidental to the enjoyment of a dwellinghouse or flat, and no trade or business shall be carried out therefrom.”</i>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Property is part of a terrace of 9 x 3-storey houses that were built in the 1960's. The wording of the condition that was attached to the original planning permission does not prevent conversion of the garage to a habitable room, as this will still be a purpose incidental to the use of the dwellinghouse. The principle of the development does not therefore need planning permission.</p> <p>The elevational alterations associated with the change in the nature of the use of this space can be undertaken as works permitted by Class A of Part 1 of Schedule 2 of the Town and Country Planning [General Permitted Development] Order 1995, as they are to an existing elevation of the dwellinghouse, and do not entail any changes that project beyond the existing front building line.</p> <p>Recommendation: Grant Certificate</p>		

