

Delegated Report		Analysis sheet		Expiry Date:		19/08/2014	
		N/A		Consultation Expiry Date:		24/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/3657/P			
Application Address				Drawing Numbers			
10 Camden Square London NW1 9UY				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of garage into habitable room including installation of new wooden door and double glazed windows							
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:		Press Notice displayed from 03/07/2014 – 24/07/2014 Site Notice displayed from 02/07/2014 – 23/07/2014 No responses received.					
CAAC/Local groups comments:		The Camden Square CAAC was notified of this application. No response has been received.					

Site Description

The site consists of a four storey terraced house located on the west side of Camden Square. The site is located in the Camden Square Conservation Area and is noted as a positive contributor in the Camden Square Conservation Area Appraisal and Management Strategy.

Relevant History

Permission was granted for the 'Erection of a building comprising 28 dwelling units and 8 working studios at Nos. 7-13 Camden Square' on the 23rd February 1965 (ref. TP/101831/NE). Permitted development rights were not removed from any of the houses, however a condition was attached preventing the garages from being used for any purpose other than incidental to a dwellinghouse or flat and no trade or business shall be carried on therefrom. The reason for attaching the condition was to ensure the permanent retention of the garage space for parking purposes and to ensure that the use of the building does not add to the traffic congestion.

11 Camden Square (2011/1278/P) - Additions and alterations to the rear including conversion of garage into habitable space, installation of cycle and bin storage, replacement of door at ground level and window at third floor and landscaping to dwelling (Class C3). (Granted 11-05-2011)

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

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

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Assessment

Proposal:

Planning permission is sought to replace the existing garage door with a wooden double glazed framed door and window with associated garage conversion to habitable space.

Design:

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

The proposal is seeking to install a new window and door to replace the existing garage door. Given the proposed conversion would not involve the construction of any additional floorspace, there would be no detrimental impact on the proportions of the building.

Following from this, the proposed door and window are also seen to provide a visually more interesting frontage than what existed previously. This is due to the fact that the proposed door and window would improve the character and appearance of the building and streetscene more so than the existing garage door. The proposal is therefore in compliance with DP24.

Finally, the materials that would be used would be hardwood and double glazing to match those of the neighbouring property at number 11. As the garage opening is not considered to be a traditional, historic door, removing it would not be contrary to paragraph 7.7.1 of the Camden Square Conservation Area Appraisal and Management Strategy which states “untraditional replacement windows and doors are the biggest threat to property values in conservation area”.

Amenity:

Due to the nature of the proposed works there would be no impact on the amenity enjoyed by neighbouring residents.

Transport

The proposal involves the removal of an existing off-street car parking space (garage). However, as this space is not used for this purpose, the removal of it will not mean that vehicles will be displaced to park in the Controlled Parking Zone.

Conclusion:

It is concluded that the proposed development would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Recommendation: Grant conditional permission