

Mr Tom Rutt
Tom Rutt
82 Harmond St
London
NW1 8DS
United Kingdom

Application Ref: **2015/0088/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Camden Square
London
NW1 9UY

Proposal:
Conversion of rear garage to habitable space and replacment of garage door with window.
Enclosure of front porch.

Drawing Nos: Design and Access Statement, EX 00, EX 01, EX 02, EX 03, EX 04, PP 01, PP 02 and PP 044.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, EX 00, EX 01, EX 02, EX 03, EX 04, PP 01, PP 02 and PP 044.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The proposed changes to the front and rear elevations are considered acceptable in terms of materials and design. The front porch infill proposal is to re-use the existing door. The wooden louvres are proposed to be replaced with a glazed panel. At the rear of the property the panelled garage door is proposed to be replaced with a timber framed window and a timber panel. The materials are considered to be sympathetic to the host building and the design is in keeping with other properties in the terraced group along Camden Square.

Although the porch shall be in filled, the setback from the road frontage means the changes would not be particularly noticeable in the streetscene. The property also includes a tall boundary fence at the front of the property, restricting views of the ground floor elevation. The changes to the garage door in the North West elevation are similar to changes made to the garages at other properties along Camden Square and overall the changes are not deemed harmful to the host building or the character and appearance of the conservation area.

There are no concerns regarding amenity impact as a result of the works as the new windows will not result in any overlooking or loss of privacy to neighbouring properties and the development is considered acceptable in this regard.

No objections have been received in relation to the proposal. The site history and appeals have been taken into account in making this decision.

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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment