

Mr Magan Solanki
Magan D. Solanki
49 Wellesley Crescent
Potters Bar
EN6 2DQ

Application Ref: **2014/7230/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

30 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
114 King Henry's Road
London
NW3 3SN

Proposal: Replacement of garage door with window to front elevation; installation of new window to side elevation facing Hawtrey Road and relocation of external store.

Drawing Nos: Existing drawings: KhR/A/P1 revA; KhR/A/P2 revA Proposed drawings KhR/A/P3 revA and KhR/A/P4 revA

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 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 if in CA] 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 Existing drawings: KhR/A/P1 revA; KhR/A/P2 revA Proposed drawings KhR/A/P3 revA and KhR/A/P4 revA

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

Informative(s):

- 1 Reason for granting:

The conversion of the integral garage into additional residential floor space is increasingly common on the estate. The application site has existing drive way which provides adequate space for vehicle parking. The loss of the garage would therefore not contribute to offsite parking stress and is considered acceptable.

The garage door would be replaced with a full height window and the formation of a new full height window to the side elevation would both mirror the glazing patterns and proportions of the existing windows. The formation of a new opening in the side elevation would not exacerbate the current level of overlooking into 110 Hawtrey Road from the host building as it faces a garage rather than a habitable room. The proposal is not considered to be harmful to residential amenity in terms of outlook.

The replacement windows and doors match the originals in terms of type, materials, and the overall size of the existing openings. The glazing patterns and detailing would be altered but are considered to be acceptable in design and would maintain the character and appearance of the property and the surrounding area.

The external store would be relocated from the front to the rear of the side elevation and would be the same dimensions as the existing store. The store would be painted to match the existing elevation and the garden will remain a usable size.

4 neighbours were consulted and a site notice displayed. No objections were received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 (Securing high

quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015; consolidated with alterations since 2011 and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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 Noise and Licensing Enforcement Team, 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.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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