

Mr Manan Upadhyay  
M.A.Design  
61 Heming Road  
HA8 9AB

Application Ref: **2015/1930/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

27 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10 Chevington  
Garlinge Road  
London  
NW2 3TE**

Proposal: Conversion of garage to habitable use, replacement of garage doors with windows, new sliding doors at front first floor level and insertion of new doors at rear ground floor level

Drawing Nos: (010\_) PL01a, PL02a, SU02, SU01, L-01, L-02

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 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 (010\_) PL01a, PL02a, SU02, SU01, L-01, L-02

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of the garage doors with windows and alterations to the doors at first floor level would have an acceptable impact on the character and appearance of the original property. The formation of a new habitable room window in the front and rear elevations of the property would not lead to any increased levels of overlooking. Furthermore, given that a number of neighbouring occupiers along Chevington have carried out similar work to the front and rear of their properties, the proposed development is not considered to have an adverse impact on the visual amenity of the surrounding area.

It is acknowledged that the proposed development would result in the loss of an off street parking space within the garage. However the applicant has access to another garage nearby and the area has a high public transport accessibility level therefore on balance the loss of one off-street parking space would not have an adverse effect on the availability of parking spaces on nearby streets.

One objection was received and the issues raised carefully considered 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18, DP24 and DP26 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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 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.

- 3 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).

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