

The proposed garage and basement conversion is considered to 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 and the proposal is considered not to be harmful to any neighbouring occupiers in terms of outlook and impact on sunlight and daylight. 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 considered not to have a significant impact to 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 at the site. However, this loss is considered to be acceptable given the sites high PTAL score of 4 and would encourage a car-free lifestyle, in accordance with Policy DP18 of the Camden Local Development Framework.

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.