**Regeneration and Planning
Development Management**
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Mr Michael Brod
Michael Brod Architect
26 Belsize Lane
Belsize Park
London NW3 5AB

Application Ref: **2015/5125/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

20 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
115 Canfield Gardens
London
NW6 3DY

Proposal:
Conversion of garage into a habitable room and external alterations to replace the garage door with a window.
Drawing Nos: (1509-)AP1-01; AP-02; AP-03; AP-04; S01; S02; S03 and Planning, Design and Access Statement September 2015.

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).

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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 (1509-)AP1-01; AP-02; AP-03; AP-04; S01; S02; S03 and Planning, Design and Access Statement September 2015.

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

Informative(s):

1   Reasons for granting permission.

This application relates to a ground floor flat with an existing garage (which includes a mezzanine study). The property is located within the South Hampstead Conservation Area and is subject to an Article 4 Direction which removes a number of permitted development rights including the enlargement, improvement or other alteration to the principal elevation of a dwellinghouse. It is noted that these works would require planning permission in any event for the host property as it is a residential flat which does not benefit from permitted development rights.

The proposed development would result in the loss of a white pressed steel garage door, which is considered to detract from the appearance of the building and surrounding area, and its replacement with a new box sash window with matching red brickwork. It is considered that the proposal would enhance the character and appearance of the conservation area and it is noted that there are no other garage doors within the immediate area.

The loss of the garage space is not objected to given that it is largely unusable for the parking of a motor vehicle due to its low ceiling height (caused by the existing mezzanine structure) and this would also support the Council's policies regarding car-free development under DP18 and DP19. Due to the enlargement of the existing mezzanine study and the increased ceiling height, the living conditions of the existing flat would be improved.

Due to the nature of the proposal it would not result in any harm to the living conditions of the neighbouring occupiers in terms of loss of light, outlook, enclosure or privacy.

No objections have been received and the sites planning history was taken into account when coming to 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 29-41, 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