

Mr Richard Webb
Webb Architects Limited
Studio B, 7 Wellington Road
London
NW10 5LJ

Application Ref: **2015/5751/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Lower Wellside
Well Walk
London
NW3 1BT**

Proposal:

Conversion of Lower Wellside from studio flat (C3 use) to garage/gym ancillary to the residential use of Wellside; infill of front porch; associated alterations to the fenestration; installation of 1 x rooflight and new timber fence and vehicular gate.

Drawing Nos: 1186.01.00(A), 1186.01.01(A), 1186.01.02(A), 1186.01.03(A), 1186.02.01(A), 1186.02.02(A), 1186.03.01(A), 1186.03.02(A), 1186.03.03(A), 1186.01.11(B), 1186.01.12(B), 1186.01.13(B), 1186.01.14(B), 1186.02.11(B), 1186.02.12(B), 1186.03.11(B), 1186.03.12(B), 1186.03.13(B), 1186.03.14(B), Planning, Design and Access Statement and Pre-development Arboricultural Survey and Report reference WAS 22-2015.

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).

- 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 policies 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: 1186.01.00(A), 1186.01.01(A) 1186.01.02(A), 1186.01.03(A), 1186.02.01(A), 1186.02.02(A), 1186.03.01(A), 1186.03.02(A), 1186.03.03(A), 1186.01.11(B), 1186.01.12(B), 1186.01.13(B), 1186.01.14(B), 1186.02.11(B), 1186.02.12(B), 1186.03.11(B), 1186.03.12(B), 1186.03.13(B), 1186.03.14(B), Planning, Design and Access Statement and Pre-development Arboricultural Survey and Report reference WAS 22-2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application building was originally constructed as a garage ancillary to the use of the adjacent residential property 'Wellside'. The building was previously converted to a separate studio flat in 1986 and permission is now sought to revert it back to its original use for purposes ancillary to the use of the host dwelling as a garage and gym. The Council will generally resist proposals that result in the loss of two or more dwellings. However, as this proposal would only see the loss of one residential flat and the application building would be used for the purposes originally intended, the change of use is considered acceptable in principle.

Associated external alterations would include the replacement and installation of new windows, doors and rooflight, and the infill of the existing porch area with the installation of a new roller garage door. The new windows and doors would be timber framed to match the existing and the new brickwork would match the existing. The new rooflight would be fitted flush with the roofslope and would be in keeping with the existing rooflight. The original garage has already been extended and altered in 1986 and the new alterations are considered sympathetic changes that would not cause harm to the character or appearance of the application building or the wider conservation area.

The existing driveway would be altered to enable vehicular access into the garage whilst ensuring the two protected poplar trees on the site are not harmed. The existing fence panels would be removed and the driveway repaved with permeable paving. The removal of the fence panels is considered acceptable as they are currently impacting on the two protected Poplar trees on the site. An arboricultural report has been submitted in support of the application and the Council's trees officers are satisfied that the proposed works would not cause harm to the adjacent listed trees provided the construction methods advised in this report are adhered to.

The new windows and doors would be installed on the side elevation facing the host dwellinghouse and are therefore not considered to cause harm to neighbouring amenity in terms of a loss of outlook, privacy or daylight. Although there may be views from the new rooflight into Upper Wellside (the upper floor maisonette), it is not considered to materially increase the opportunity for overlooking as it would be located next to an existing rooflight.

The proposals are not considered to cause any harm to the setting of the adjacent Grade II Listed Buildings, nos. 3 and 4 Gainsborough Gardens.

No objections and one letter in support have been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has been attached to the desirability of preserving the adjacent listed buildings or their setting or any features of special architectural or historic interest which they possess under s.66 of the 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 DP2, DP24, DP25, 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 7.11 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 - 68 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment