

Mrs Gillian King
37 Elliott Square
London
NW3 3SU

Application Ref: **2015/5000/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Elliott Square
London
NW3 3SU

Proposal:
Conversion of garage into habitable room including replacement of garage door with timber window (retrospective).
Drawing Nos: Site location plan; GK1; GK2; GK3; GK4; GK5; GK6

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 shall be in accordance with the following approved plans Site location plan; GK1; GK2; GK3; GK4; GK5; GK6.

Reason:

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

Informative(s):



1 Reasons for granting permission.

The retrospective application for conversion of the integral garage into additional residential floor space and replacement of the garage door with a new window would typically take place under permitted development rights but these rights were restricted for this property on the original planning permission.

The application site has an existing hard standing which provides adequate space for vehicle parking. The loss of the garage would therefore not contribute to off site parking stress and is considered acceptable. The garage door has been replaced with a timber window which matches the originals in terms of type, materials, and the overall size of the existing openings. The glazing pattern is considered to be appropriate in design and would maintain the character and appearance of the property and the surrounding area. The formation of a new window in the front elevation faces a garage rather than a habitable room and enables an improved outlook from the host property. On balance, it is not considered to be harmful to residential amenity of neighbouring occupiers. Similar alterations have been approved nearby at 2, 3, 14 and 38 Elliott Square as well as elsewhere on the estate where these alterations are increasingly common.

Two 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 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

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

Ed Watson
Director of Culture & Environment