

Ms Maria Kramer
Room 102 ltd
99 Claremont Road,
London
N6 5BZ

Application Ref: **2015/6921/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

21 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1&2 Falkland House Mews
Falkland Road
London
NW5 2PP

Proposal:

Conversion of garages into habitable accommodation including associated alterations to the front facades of both properties.

Drawing Nos: location plan, 01_01 Rev A, 01_02 Rev A, 01_03 Rev A, 01_04 Rev A, 01_01 Rev E, 01_02 Rev E, 01_03 Rev E, 01_04 Rev E.

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: location plan, 01_01 Rev A, 01_02 Rev A, 01_03 Rev A, 01_04 Rev A, 01_01 Rev E, 01_02 Rev E, 01_03 Rev E, 01_04 Rev E.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

It is considered that the proposed conversion of the garages of the two residential units to habitable accommodation and the alteration of the respective garage doors to front ground floor windows would not be out of character with the host buildings or with the surrounding area, nor would it prejudice transport or parking in the immediate area.

The development will have some negative impact resulting from the loss of 2 covered car parking spaces. However the proposed development would not create an additional residential unit hence existing potential demand for off street parking would remain unchanged. DP 18 of the London Borough of Camden Local Development Framework Development Policies seeks to limit the supply of car parking in the borough.

The application dwellings are surrounded by development on all sides and the front elevations of these dwellings would face onto a boundary wall and would not be prominent from surrounding viewpoints. It is considered that the alteration of the two front garage doors to ground floor windows would not be out of character with the design of the host dwellings or with the surrounding streetscene.

No letters of representation have been received. The site's planning history and relevant appeal decisions have been taken into account.

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 DP17, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.14, 7.4, 7.6 and 7.8 of The London Plan

March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 - 66 and 126-141 of the National Planning Policy Framework.

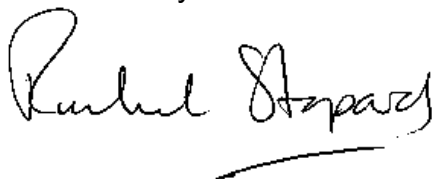
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment