

Mr. Andrew Izzard
Morgan Izzard Surveyors
58 Acacia Road
St Johns Wood
London
NW8 6AG

Application Ref: **2016/0746/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

14 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Huson Close
London
NW3 3JW

Proposal:

Conversion of existing garage and installation of new ground floor front wall and window (retrospective)
Drawing Nos: mi16/20HC/PP/01 Revision A, Site Location Plan

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 [and DP25 if in CA] 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 mi16/20HC/PP/01 Revision A, Site Location Plan.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The building is currently used as a single-family house and would normally benefit from certain permitted development rights. However, the original permission which approved development of this estate in the 1970s was subject to conditions which removed permitted development rights relating to development within the curtilage of a dwellinghouse and minor operations (Part 1 and 2). The permission was also subject to a condition to ensure retention of the integral garage for the use of storing private motor cars only.

The Council actively discourages the provision of onsite residential parking. Where it has been historically provided, its loss will be considered acceptable where this does not contribute to on street parking stress. The site is located in an area where parking stress is low. Additionally the existing hard standing in front of the former garage 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 removal of the existing garage door to the front of the property and replacement with a single uPVC window is sympathetic to the appearance of the terrace at Huson Close and is considered to have an acceptable impact on the character of the host dwelling and visual amenity of the surrounding area. While the upper floors of the terrace feature vertically stacked windows, the distinct ground floor is less uniform in appearance. The front door of No. 20 is offset from the windows above, and the siting of the new window replicates this pattern. The works have been carried out in materials to match the existing dwelling and do not appear incongruent.

The works are not considered to have a harmful impact on the amenity of any adjoining occupiers.

No objections were received prior to making this decision. The site's 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 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.

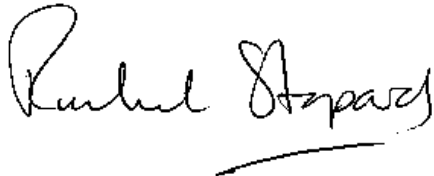
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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