

Mr Joshua Hobson
Chassay + Last Architects
Berkeley Works
Berkley Grove
London NW1 8XY

Application Ref: **2016/3360/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

5 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Unit D
Berkley Works
8 Berkley Grove
London
NW1 8XY**

Proposal:

Replacement of existing garage door with full height windows and sliding timber shutters, to allow conversion of garage to additional office floorspace (Class B1).

Drawing Nos: BWD E01; BWD E02; BWD E03; BWD E04; BWD E05; BWD P01; BWD P02; BWD P03; BWD P04; Design and Access Statement BWD/E1/JCh/949516

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 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 [BWD E01; BWD E02; BWD E03; BWD E04; BWD E05; BWD P01; BWD P02; BWD P03; BWD P04; Design and Access Statement BWD/E1/JCh/949516]

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

Informative(s):

- 1 Reasons for granting permission.

The proposed installation of full height windows and sliding timber shutters, following the removal of an existing garage door, is considered to be acceptable in design and appearance and would not appear out of character with the existing building which is currently an office use. The proposal would be sympathetic to the character of the existing building, whilst providing for additional daylight and overall improving the aesthetic nature of the property when viewed from Berkley Grove. Additionally, the proposal would involve materials and detailing that would not harm the character of the Primrose Hill Conservation Area.

There would be no impact on the amenity of neighbours in terms of privacy, light or outlook. The associated loss of an internal garage (one parking space) into habitable space is considered acceptable as there would continue to be off-street parking within Berkley Grove and thus no harm caused to traffic and highway parking conditions.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

The replacement of the existing garage door would respect and preserve the character of the host building and the additional use of this space would not cause amenity issues as it would be ancillary to the existing use of the building. The installation of windows would overlook the communal driveway only and would result in any loss of privacy for adjacent residents.

As such it is considered there would be minimal impact in terms of residential amenity to the neighbouring properties.

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.

Therefore it is considered that the proposed development is in general accordance with policies CS5, CS8, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

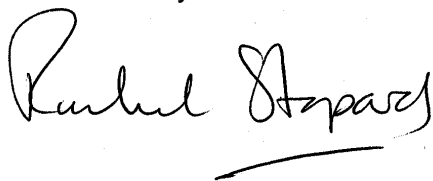
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

