

Mr Sumin Ng  
Man & Man Planning Consultancy  
Unit 20 Angerstein Business Park  
Horn Lane  
London  
SE10 0RT

Application Ref: **2016/4444/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

5 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**74 Hawtrey Road**  
**London**  
**NW3 3SS**

Proposal:  
Conversion of integral garage into habitable room including replacement of garage door with window.  
Drawing Nos: Site location plan, (MM16-197-)01, 02, 03A, 04A

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 (MM16-197-) 01, 02, 03A, 04A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed 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 under the original planning permission. This type of conversion with associated alterations to windows is increasingly common on the estate.

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 would be replaced with a window which matches the existing 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 the hardstanding parking area and enables an improved outlook from the host property. On balance, the alterations are not considered to significantly harm the residential amenity of neighbouring occupiers. Similar alterations have been approved nearby at 7, 82 and 86 Hawtrey Road 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 planning history of the site has been 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 the London Plan 2016 and 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).

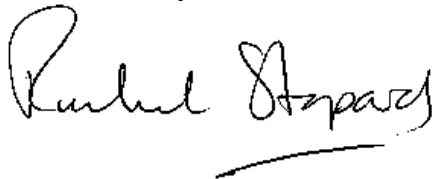
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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