

Ms Elizabeth Swainston
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Architects
60 Chancellors Road
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W6 9RS

Application Ref: **2016/4932/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

2 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
White Court Garages
White Court
41A Platts Lane
London
NW3 7PL

Proposal:

Partial demolition of existing garage block and erection of replacement garages with 3 x rooflights (retrospective).

Drawing Nos: 1026.01, 1026.02, 1026.03, 1026.04, 1026.05 and Design & Access Statement dated September 2016.

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 policies 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: 1026.01, 1026.02, 1026.03, 1026.04, 1026.05 and Design & Access Statement dated September 2016.

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

- 4 The garages hereby approved shall not be used as separate independent Class C3 dwellings or Class B1 business units.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and excessive on-street parking and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP19 (Managing the impact of parking), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of 3 x replacement garages to the rear of White Court. The new garages sit within the same footprint and are constructed of matching brickwork with 3 x timber doors to match the original garages. The garages are set back to the rear of the site behind timber entrance gates which help to shield views from Briardale Gardens. Although there are some limited views, they are similar in appearance to the original garages and are not considered to cause harm to the character and appearance of White Court, or the wider Redington Froggnal Conservation Area.

The garages are marginally taller than the original, projecting above the boundary walls. However, they are not considered to cause any additional harm to the

daylight or outlook of neighbouring properties. Although they have been constructed adjacent to the boundary with no.1 Briardale Gardens, they are to the east of this property and within the shadow of White Court, which would limit the impact of the garages. The replacement garages also feature 3 x new rooflights. Views between these windows and neighbouring properties at 43 Platt's Lane and 1 Briardale Gardens would be limited and owing to the nature and use of the garages, it is not considered that the development would cause harm the privacy of neighbouring residents.

Two objections and one letter of support were received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

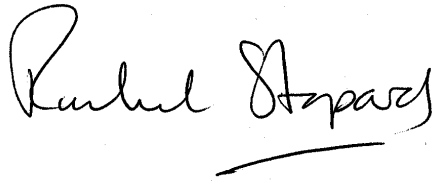
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities