

Ms Gillian Peskett
Ground Plane Architecture
67 Hollingbury Gardens
Worthing
NW2 5LA

Application Ref: **2016/6514/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

19 January 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
80 Hawtrey Road
London
NW3 3SS

Proposal:

Conversion of garage to habitable room including replacement of garage door with window, replacement of front and rear doors, replacement of second floor roof lights.

Drawing Nos: 027/A/1.000; 027/A/1.001 Existing Floor Plans; 027/A/1.001 Rev. B Proposed Ground Floor Plan; 027/A/1.200; 027/A/1.210; 027/A/1.300; 027/A/1.310 Rev. A; 027/A/1.600.

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 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 027/A/1.000; 027/A/1.001 Existing Floor Plans; 027/A/1.001 Rev. B Proposed Ground Floor Plan; 027/A/1.200; 027/A/1.210; 027/A/1.300; 027/A/1.310 Rev. A; 027/A/1.600.

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

Informatives:

- 1 Reasons for granting permission.

The proposed conversion of the integral garage into additional residential floor space and the replacement of the garage door with a new window are consistent with conversions undertaken by other neighbouring properties within the Chalcott Estate. The new window would be in keeping with the style and alignment of the windows on the upper floors of the front elevation.

The proposed replacement of the existing uPvc framed rear door and windows at ground floor level with three aluminium framed sliding doors is considered appropriate in terms of design and proportions and would not be visible from the public realm.

The replacement second floor roof lights and front entrance door would match the existing in terms of proportions and materials, and are thus acceptable in design terms. The installation of the new ground floor kitchen and utility room extract vents are considered minor works and would raise no planning issues.

The proposal would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 of the London Plan 2016 and of the National Planning Policy Framework 2012.

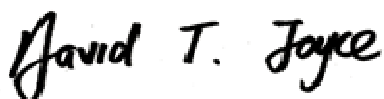
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities