

Mr Jonty Craig
BAT Studio
Between Art and Technology Studio
Unit 16 Ravenswood Industrial Est
Shernhall Street
London
E17 9HQ

Application Ref: **2017/0079/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

29 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Hornby Close
London
NW3 3JL

Proposal: Conversion of garage to habitable room, replacement of existing metal garage door to the front with metal louvres with window behind and installation of glazed patio doors to the rear (part-retrospective application).

Drawing Nos: 1000 PL1, 1001 PL1, 1100 PL1, 1101 PL1, 1120 PL1, 1121 PL1, 1200PL1, 1201 PL1, 1220 PL1, 1221 PL1, , Design & Access Statement 5001 PL2,

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 The development hereby permitted shall be carried out in accordance with the



following approved plans 1000 PL1, 1001 PL1, 1100 PL1, 1101 PL1, 1120 PL1, 1121 PL1, 1200PL1, 1201 PL1, 1220 PL1, 1221 PL1, , Design & Access Statement 5001 PL2,

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The site is located at 1 Hornby Close, off Fellows Road Swiss Cottage, and contains a three storey townhouse with a modern post-war design arranged around a garden square. The site forms a part of the Chalcots Park Estate. The site is not located in a conservation area and contains no listed buildings.

This part retrospective application is for the conversion of the garage to a habitable room, the replacement of existing metal garage door to the front with metal louvres with window behind and installation of glazed patio doors to the rear.

According to the applicant the garage was converted to a bedroom some time ago. There are no policy objections to the loss of garage on transport grounds as there is adequate parking available on this private road. The bedroom also has a size and layout which provides good living conditions for future occupiers.

The replacement of existing metal garage door to the front with metal louvres would harmonise with the design and character of this building and terrace and would be consistent with other garage conversions in the area. The glazed patio doors to the rear would integrate well with the design, proportions and pattern of fenestration on the rear elevation of the building. Overall, the proposed alterations would be sympathetic to the character and appearance of this building.

The development would not impact on the amenity of neighbouring residents.

The planning history of the site was taken into account when coming to this decision. No comments or objections were received on this application.

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, policies DP16, DP18, DP24 and DP26 of the London Borough of

Camden Local Development Framework Development Policies, policies A1, D1 and T2 of the Camden Local Plan Submission Draft. 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 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.
- 4 You are advised that as a statutory consultee on land which is subject to the formal HS2 Phase One Safeguarding Directions, HS2 Ltd has raised no objections to permission being granted for the proposals but recommends that the following informative is included on the decision notice :

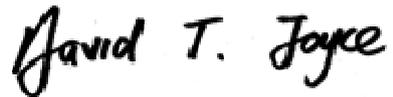
'the applicant is advised that the application site falls within land that may be required to construct and/or operate Phase One of a high speed rail line between London and the West Midlands, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill which was deposited in Parliament on the 24th November 2013 and cleared its Report/Third Reading stage on 23rd March 2016. As a result, the application site may be compulsorily purchased. More information can be found at: <https://www.gov.uk/government/organisations/high-speed-two-limited>.'
- 5 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning