

Mrs Kasia Whitfield  
Kasia Whitfield Design  
Garden Flat  
90 Fellows Road  
Belsize Park  
London  
NW3 3JG

Application Ref: **2017/1949/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

25 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**121 Fellows Road**  
**London**  
**NW3 3JS**

Proposal: Replacement of existing garage door with a window on front elevation at ground floor level, including the conversion of garage to provide additional habitable space (retrospective).

Drawing Nos: Site location plan; (FR121-)EXO rev A, EX1, EX2, PP1 and PP2.

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 2010, policy DP24 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (FR121-)EXO rev A, EX1, EX2, PP1 and PP2.

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

#### Informative(s):

- 1 Reasons for granting planning permission:

Permitted development rights were removed from these properties within the Chalcot Estate when they were built back in the 1970s. However, the principle of replacing the garage door with a window has already been established through a number of recent permission granted for nos. 89, 103 and 153 Fellows Road (2014/3186/P, 2013/6895/P and 2014/3540/P respectively). The main considerations are therefore the impact of the proposal on the character and appearance of the host property and on neighbouring amenity.

The proposed window would be double-glazed and made of materials to match the existing windows of the building and the wider terrace. The window would be 2.2m high and designed to the same 1.1m width as the front windows above with proposed rendering around the window matching the main building. The alterations proposed to the front elevation are therefore considered to be acceptable in design terms as they integrate well with the existing fenestration and make use of matching materials, particularly as the property is not located within a conservation area. There is no uniformity within the terrace and the adjacent building next door (no. 119) has incongruous louvres in front of its garage.

Traffic and parking issues may have been a concern at the time when the original scheme was approved in the 1970s and may be the reason why a condition was attached restricting the use of the garage for the parking of motor vehicles only. Whilst it is recognised that the property sits within a controlled parking zone (Belsize CPZ, identified as CA-B), the property benefits from an off-street parking space on the private road in front of the property. It is considered that on balance, the loss of the parking space would not prejudice current parking conditions on the street. The proposal to seek approval retrospectively to convert the garage space to additional habitable space is considered acceptable, especially as the principle has been established in a number of previous approvals of a similar nature.

Given the nature of the proposal, it is not considered to adversely impact on the amenity of the adjacent properties, and as such, there are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2010; and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, policies A1 and D1 of the Camden Local Plan Submission Draft 2016, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 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).
- 4 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning