

Mr Michael Trogal  
Michael Trogal Chartered Architect  
23 Tempest Avenue  
Potters Bar  
EN6 5JU

Application Ref: **2017/3670/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

17 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**71 Fellows Road**  
**LONDON**  
**NW3 3JY**

Proposal:  
Replacement of uPVC and glazed panels with full-height window on front elevation at ground floor level, including the retrospective conversion of garage to provide additional habitable space.

Drawing Nos: Site location plan; 473/1 rev C, 473/2, 473/3 rev B.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 473/1 rev C, 473/2, 473/3 rev B.

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

#### Informative(s):

- 1 Reasons for granting planning permission:

Planning permission is sought for alterations to replace existing uPVC and glazed panels on the front elevation of the property at ground floor level (formerly a garage door) with a full-height window, and for the retrospective conversion of an integral garage to provide additional habitable space. Permitted development rights were removed from these properties within the Chalcot Estate when they were built in the 1970s. However, the principle of replacing a space previously occupied by a garage door with a window has already been established through a number of recent permissions granted for nos. 89, 103, 121 and 153 Fellows Road (2014/3186/P, 2013/6895/P, 2017/3670/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, obscured glass in powder-coated aluminium frames within a timber sub-frame to match the existing front windows above and the wider terrace. The upper parts would be top-hung, outward opening. The window would be full-height and designed to be the same width as the existing 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.

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. Although the loss of the garage parking space is contrary to policy, it is considered that on balance, the loss would not prejudice current parking conditions on the street, and as such, proposals seeking 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 referred to above.

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 A1 and D1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012

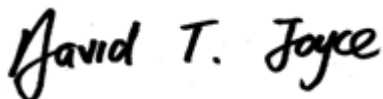
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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  
Director of Regeneration and Planning