

Mrs K Cowan  
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Application Ref: **2017/4321/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

4 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Cottage 2**  
**134 Greencroft Gardens**  
**London**  
**NW6 3PJ**

Proposal:  
Garage conversion to habitable room with alteration from garage door to window  
Drawing Nos: ST\_JUNE 17\_134 GREEN\_01 Rev.B & Location Plan (unnumbered)

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 and D2 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 ST\_JUNE 17\_134 GREEN\_01 Rev.B and Location Plan (unnumbered).

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

It is proposed to convert the integral garage to a habitable room, replacing the roller shutter door with a window of a style to match the host property.

The alteration is considered to be relatively minor, and would serve to improve the appearance of the property with appropriately styled fenestration. Given the orientation of the site, set back nature of the property, and 2m high entrance gate, the alteration would not be immediately visible from the streetscene. Whilst it may be visible in some public views, the alteration is considered to be sympathetic to the host property and would not cause harm to the streetscene or surrounding area.

By reason of its siting, scale and design, the proposal would also cause no undue harm to the historic interest of the South Hampstead Conservation Area. There are no nearby listed buildings which would be adversely affected by the proposal.

Given the nature of the development, the proposal would not result in undue harm to neighbouring amenity.

The property is sited within an area with a good PTAL of 5, and policy T1 of the Local Plan 2017 promotes walking, cycling and public transport. Given the PTAL rating and focus of the Local Plan away from providing parking, the proposal to remove the garage parking space is considered to be acceptable.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

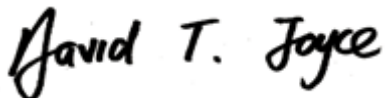
As such, the proposed development is in general accordance with policies D1, D2, A1 & T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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