

Mrs Jane Gleeson  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2017/5291/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

13 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Lawn Road**  
**London**  
**NW3 2XS**

Proposal:  
Garage conversion into a habitable room. New rear Juliette balcony at upper ground floor level. Removal of the external stairs to the rear. Insertion of 2x new doors to rear elevation at lower ground floor level. Internal reconfiguration.

Drawing Nos: 01/01, 03/01, 01/02, 03/02, 01/03, 03/03, 01/04, 03/04, 01/05 and 03/05.

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 policies 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: 01/01, 03/01, 01/02, 03/02, 01/03, 03/03, 01/04, 03/04, 01/05 and 03/05.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission

Although, it is noted that under planning permission ref: F9/15/6/7974, dated 12/02/1970 there was a condition restricting the use of the garage, stating that this should be retained permanently for the parking of vehicles of the occupiers. It is considered that this existing garage does not reflect the character and appearance of Lawn Road and appears at odds within the streetscene, its replacement is considered to preserve the character of the conservation area and there is no impact on the street parking, due to space being retained within the front garden.

The proposal for the conversion of the garage into utility room to the front and a study to the rear of the property including the replacement of the garage door with a new timber framed door and the installation of a new window are considered acceptable in design and appearance. The garage will incorporate a new internal passage way to provide access to the rear garden of the property, this is not considered to cause harm to the character of the host property. The loss of the internal garage would not be contrary to the Council's transport policies as it would lead to a reduction of parking spaces on site, yet it would not force a car onto the street due to sufficient space being retained on site.

The removal of the rear external staircase and associated 4m high wall and replacement with two timber doors at lower ground level and a Juliette Balcony at upper ground level is welcomed as it simplifies the rear elevation. The new rail for the proposed rear Juliette balcony would match the design of the existing rear balcony at the same level. The proposed alterations to the rear elevation are considered to enhance the host property.

Given the nature of the development, the proposal would not result in undue harm to neighbouring amenity in terms of loss of light, privacy or overlooking.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A comment was received, following the statutory consultations, from the Belsize conservation area advisory highlighting that the original iron balcony on the rear elevation should be preserved. No alteration is proposed to this feature. 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.

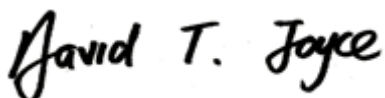
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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