

Application ref: 2018/1028/P
Contact: Charles Thuaire
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Date: 24 May 2018

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Mr Johnny Winter
60 Camden Mews
London
NW1 9BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
60 Camden Mews
London
NW1 9BX

Proposal:
Removal of condition 02 (requiring retention of garage for carparking) of planning permission dated 22.11.91 ref PL/9100294 (for Erection of a basement and 2 storey single dwelling with integral garage)

Drawing Nos: site location plan; 2 extracts from CM/01C showing ground floorplan and front elevation

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission:

Condition 02 requires that 'The garage(s) shall be retained and used for the accommodation of private motor vehicle(s) only and no trade or business shall be carried on therefrom' for the reason 'To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises'.

The garage has apparently not been used for carparking purposes for 25 years, i.e.

2 years after the permission was granted. It is not clear if the garage was ever used as such but the current occupants do not own a car and instead use the space for storage purposes, although the garage door remains. Moreover they would not be able to use this garage because of the difficulties of entering its narrow entrance from a narrow mews. The garage is the standard width of 2.4m which is barely wide enough now to accommodate modern cars. It also has a relatively low headroom.

It is considered that no harm to transport conditions or local amenity would be caused by removing this condition. The condition has not been complied with for over 20 years as the garage has not been used for carparking and it is very unlikely that it would ever be used as such in the future due to the narrow size of the garage and the mews. It is noted that many other houses along the mews have their garages used for alternative habitable purposes and that carparking takes place outside on the street, with no apparent problems of traffic obstruction or congestion as a result. It is thus considered that retaining the condition would serve no useful purpose and indeed its non-compliance cannot be enforced now due to the passage of time.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers or the character of the conservation area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

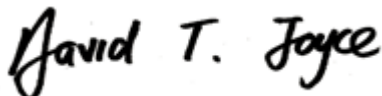
As such, the proposed development is in general accordance with policies A1, T2 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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