

21 Canfield Place London NW6 3BT

Household appeal statement (HAS): appellant's statement of case:

*Conversion of single family dwelling into one studio flat and one 2 bed duplex flat, plus alterations to the front elevation to replace the garage door into a new window and doorway.*

### **Introduction**

The application which is the subject of this HAS was submitted to the local planning authority on 24<sup>th</sup> November, 2017 and was for development described as follows:

*Conversion of single family dwelling into one studio flat and one 2 bed duplex flat, plus alterations to the front elevation to replace the garage door into a new window and doorway.*

It was refused under delegated powers on 16<sup>th</sup> February 2018 for the following reasons:

- 1. The proposed external alterations, by reason of their detailed design and the loss of garage doors, are considered to be unsympathetic and incongruous to the front elevation which would fail to respect the character and context of the host building and would be harmful to the character and appearance of the host building, the street scene and the wider area, contrary to Policy D1 (Design) of the Camden Local plan 2017.*
- 2. The proposed development, in the absence of a legal agreement securing car-free Executive Director Supporting Communities Page 2 of 2 2017/6066/P housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to Policy T2 (Parking and car-free development) of the Camden Local Plan 2017.*

The property is a mid-terraced family home which lies on the north east side of Canfield Place. There is an existing garage to the side of the property.

**Reasons the appellant is appealing the decision:**

The proposal involves the change of the front garage doors to a window. We have included this as part of our proposal on the precedence of the majority of the street have carried out similar. We also feel benefit of a window for the bedsit on ground floor will allow far more natural light inside rather than keeping the garage doors for the street scene where the majority of road has carried out.

The appellant raises the question if we are not using as a garage why can't we have natural light for the bedsit? We note there was no objection to the creation of a new bedsit.

There is no reference to any third-party objections.

In terms of an assessment of the impact we note that there is no impact upon the public domain.

For reasons set out in the statement we request the appeal is accordingly allowed.