

Application ref: 2018/3356/P
Contact: Stuart Clapham
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Date: 4 September 2018

Development Management
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Mr Benjamin Rouah
15 Harben Road
London
NW6 4RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**15 Harben Road
London
NW6 4RH**

Proposal:

Removal of condition 04 of planning permission 8401342 granted 19/10/1984 for the retention of the integral garage for private motor vehicles only.

Drawing Nos: Existing Ground Floor Plan (06/01 - 01)

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 shall be carried out in accordance with the following approved plans: Existing Ground Floor Plan (06/01 - 01)

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

Informative(s):

- 1 Reason for granting permission

The applicant seeks permission for the removal of condition 04 of permission

8401342 of 19/10/1984 requiring the retention of an integral garage for private motor vehicles. Removal of this condition would facilitate the incorporation of the garage space into the main residential accommodation, providing approximately 15 sq. m of residential space. There has been a material change in planning policy since the original permission was issued. Current planning policy would consider the redevelopment of car parks for alternative uses as acceptable in order to support the reduction in car ownership and use, and to facilitate the intensification of land use for other purposes. As such, the loss of parking space would be considered acceptable.

No objections have been received in response to the consultation. The planning history of the site has been taken into account in the taking of this decision.

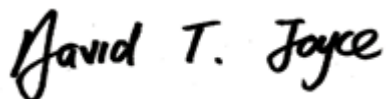
As such, the application is considered to be in accordance with policy T2 of the London Borough of Camden Local Plan 2017. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2018.

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