

Application ref: 2018/3172/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 5 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr & Mrs Sayles
4 Huson Close
London
NW3 3JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Huson Close
London
NW3 3JW

Proposal: Conversion of integral garage into habitable room including replacement of garage door with window to front elevation of dwelling house (Class C3).

Drawing Nos: Site location plan, (HC)01, 02, 03, 05, 06

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 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 Site location plan, (HC)01, 02, 03, 05, 06

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The building is a single family dwelling house; the conversion of the integral garage into habitable space and replacement of the garage door with a new window would typically take place under permitted development rights but these rights were restricted by condition on the original planning permission. This type of conversion with associated alterations to windows is increasingly common on the estate.

The garage door would be replaced with a window, which matches the existing garage opening which is in accordance with the design guidance for the estate. The window is considered appropriate in design of the building and would maintain the character and appearance of the surrounding area. The formation of a new window in the front elevation would face a communal parking area and would be an acceptable distance from the ground floor windows in the houses opposite. Therefore, it is considered that the proposal would improve the outlook from the ground floor of the host property whilst causing no harm to the amenity of the property opposite. Similar alterations have been approved nearby at 17 & 20 Huson Close, as well as elsewhere on the estate.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account.

The proposed development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2018.

- 2 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).
- 3 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

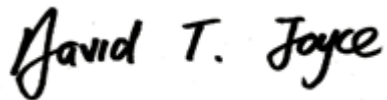
Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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