

Application ref: 2018/4055/P
Contact: Josh Lawlor
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Date: 22 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Stephen Bartlett
112 The Green
Twickenham
TW2 5AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Brocas Close
London
NW3 3LD

Proposal:
Alteration to garage door, to be replaced with full width window.

Drawing Nos: Site Location Plan, 20, 21, 22_A, 23_A

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 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Location Plan, 20, 21, 22_A, 23_A]

Reason:

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

- 3 The windows hereby approved shall be double glazed with powder-coated aluminium frames within a timber sub-frame.

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.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

Planning permission is sought for alterations to replace existing garage door on the front elevation of the property at ground floor level with a full-height window. Permitted development rights were removed from these properties within the Chalcot Estate when they were built in the 1970s. However, the principle of replacing a space previously occupied by a garage door with a window has already been established through a number of recent permission granted for 15 Brocas Close (2013/7766/P) and nos. 89, 103, 121, 153 and 71 Fellows Road (2014/3186/P, 2013/6895/P, 2017/3670/P, 2014/3540/P, 2017/3670/P respectively). There are other properties with clear full width windows on Brocas close including no. 7. The main considerations are therefore the impact of the proposal on the character and appearance of the host property and on neighbouring amenity.

The proposed window would be double-glazed, with powder-coated aluminium frames within a timber sub-frame. This is an improvement on the existing UPVC windows on the front elevation. The window incorporates a transom light above. The alterations proposed to the front elevation are therefore considered to be acceptable in design terms as they integrate well with the existing fenestration and, particularly as the property is not located within a

conservation area. The proposed window is conditioned to be white powdered aluminium coated. This condition was agreed with the applicant prior to issuing the decision.

Given the nature of the proposal, it is not considered to adversely impact on the amenity of the adjacent properties, and as such, there are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

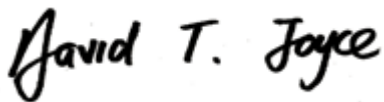
As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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