

Application ref: 2018/3609/P
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Date: 30 October 2018

Development Management
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Fraher Architects Ltd
16 Gabriel Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**83 Fellows Road
London
NW3 3JS**

Proposal:

External alterations including installation of bin and bike store to front of site, replacement front windows at all levels and replacement of garage door with window.

Drawing Nos: 1813-PL-003-P02, 1813-PL-006-P02, 1813-PL-005-P02, 1813-PL-008-P02, 1813-PL-007-P02, 1813-PL-004-P02, 1813-PL-009-P02, 1813-PL-013-P02, 1813-PL-012-P02, 1813-PL-010-P02, 1813-PL-011-P02, 1813-PL-001-P02, 1813-PL-002-P02, 1813-PL-014-P03, Design and Access Statement dated 18/07/2016.

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 1813-PL-003-P02, 1813-PL-006-P02, 1813-PL-005-P02, 1813-PL-008-P02, 1813-PL-007-P02, 1813-PL-004-P02, 1813-PL-009-P02, 1813-PL-013-P02, 1813-PL-012-P02, 1813-PL-010-P02, 1813-PL-011-P02, 1813-PL-001-P02, 1813-PL-002-P02, 1813-PL-014-P03, Design and Access Statement dated 18/07/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The replacement of the existing garage door with a window is considered to represent a minor alteration that would not have a significant impact on character of the host property, particularly as the proposed window would have the same design and proportions as the upper floor windows to the front of the building. Furthermore, the proposed alteration would be similar to those implemented at Nos. 87 and 89 Fellows Road and would not detract from the character of the adjoining terrace or wider area as a result. The replacement upper floor windows to the front and rear would match the size, design and proportions of the existing windows at the site and are considered acceptable.

Approximately half of the proposed bin and bike store would match the height (2.1m) of the existing timber storage unit to the front of the site and would provide cycle parking space for the occupants of the dwelling. The remaining half of the proposed store would have a reduced height of 1 metre and would provide bin storage space for the site. Therefore, the overall size, height and design of the proposed storage unit is not considered to detract from the character and setting of the host and neighbouring properties or the wider area, particularly given the prevalence of similar sized storage units to the front of neighbouring properties in the terrace.

The proposed development would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, T1 and D1 of

the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

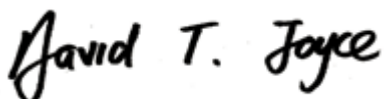
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning