

Application ref: 2018/6103/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 23 January 2019

**Development Management**  
Regeneration and Planning  
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DVM Architects Ltd  
4A  
Murray Street  
London  
NW1 9RE  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**121 Barker Drive**  
**London**  
**NW1 0JZ**

Proposal:  
Replacement of garage door with windows and matching brickwork.

Drawing Nos: Site Location plan (1993-01), Block Plan (1993-02), 1993-03, 1993-04,  
Planning Statement

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 (1993-01), Block Plan (1993-02), 1993-03, 1993-04, Planning Statement]

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

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.

The site is a three storey red brick modern house with internal garage. The property forms the end of terrace of a row of terraced houses facing Weavers Way. The site is not located within a conservation area.

The proposal is for the replacement of the existing garage door with timber framed windows and matching brickwork wall. The garage would be converted into additional residential accommodation for the existing house.

Given, the proposed brickwork would match the existing it would not harm the appearance of the building. It is noted that no. 4 and no. 6 Weavers Way have also converted their garage in the same way as the proposal. The alterations would therefore be in keeping with the character of the street.

Policy T2 of the Local Plan supports the re-development of off-street parking spaces for alternative uses. This is in order to reduce congestion and encourage more sustainable modes of transport.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

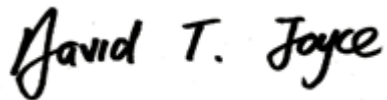
As such, the proposal is in general accordance with policies D1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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