

Application ref: 2019/1226/P  
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Date: 29 May 2019

**Development Management**  
Regeneration and Planning  
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AURAA LTD  
54 Georgiana Street  
London  
NW1 0QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**31 Minster Road**  
**London**  
**NW2 3SH**

Proposal: Erection of detached car garage building following demolition of existing car garage, and associated alterations to boundary treatment, .

Drawing Nos: Location Plan 1812\_EX\_001, 1812\_EX\_310, 1812\_EX\_320,  
1812\_EX\_210, 1812\_EX\_300, 1812\_EX\_130, 1812\_EX\_140, 1812\_EX\_200,  
1812\_EX\_100, 1812\_EX\_110, 1812\_EX\_120,  
1812\_PA\_320\_REV\_E, 1812\_PA\_210, 1812\_PA\_130, 1812\_PA\_140, 1812\_PA\_200,  
1812\_PA\_100\_REV\_E, 1812\_PA\_330, 1812\_PA\_002

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 and policy 2 of the Fortune Green and West Hampstead neighbourhood plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: [Location Plan 1812\_EX\_001, 1812\_EX\_310, 1812\_EX\_320, 1812\_EX\_210, 1812\_EX\_300, 1812\_EX\_130, 1812\_EX\_140, 1812\_EX\_200, 1812\_EX\_100, 1812\_EX\_110, 1812\_EX\_120, 1812\_PA\_320\_REV\_E, 1812\_PA\_210, 1812\_PA\_130, 1812\_PA\_140, 1812\_PA\_200, 1812\_PA\_100\_REV\_E, 1812\_PA\_330, 1812\_PA\_002]

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

#### Informative(s):

- 1 Reasons for granting permission.

The site contains a three-storey red-brick house located on the corner of Minster Road and Westbere Road. The building is not listed nor is it located within a Conservation area. The rear of the house has a conservatory in the garden at a split level between basement and ground floor level. To the rear of the garden is a single storey detached garage (accessed from Westbere road).

The proposed replacement garage would have an acceptable height, scale and mass, considering it would have little variance from the existing structure. The gable-ended pitched roof would be sympathetic to the site and surrounding context, as would the use of slate as the roofing material. The brickwork would match the main building which is appropriate for this form of development.

The existing garage elevation on Westbere road features a solid roller shutter which detracts from the appearance of the streetscene. A metal sliding driveway gate would be installed which is an improvement on the existing situation. The gate would be permeable as encouraged in CPG design and is considered acceptable in design terms.

The existing boundary treatment with no.33 is comprised of a 3-3.3m fence with dense vegetation cover. The height of the proposed boundary wall with no.33 would broadly match the height of this existing fence and the height of the existing garage roof. The proposed garage roof pitch would rise above this boundary by 1.2. This increase in height over the boundary would not result in harmful levels of overshadowing or sense of enclosure to the rear garden of no. 33. Given the set back of 0.4m from the garage wall and the garden fence of no.33, although visible, the increase in maximum height is not considered to cause harm to neighbouring outlook. The garage would also not impact outlook to the rear windows of no. 33. The layout of the application site and relation to the windows and garden of 42 Westbere road means that the proposal would

not cause harm to residential amenity in terms of overlooking, loss of light or added sense of enclosure to this property.

One objection has been received and duly considered prior to making this decision. The planning history of the site and surrounding area have been taken into account.

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and T2. The development is in accordance with policy 2 of the Fortune Green and West Hampstead neighbourhood plan (2015). The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer