

Mr Andrew Marshall
Marshall Associates
33 The Moors
Redhill
RH1 2PD

Application Ref: **2017/1887/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

26 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Land to the Rear of 9 & 9A Hampstead High Street
London
NW3 1PZ

Proposal:
Erection of enclosure to existing parking space to form a garage to include 1x rooflight

Drawing Nos: 17716/100_RevA

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 those 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17716/100_RevA; Design and Access Statement dated March 2017

Reason:

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

- 4 The development hereby approved shall be retained and used for no purpose other than for the parking of vehicles (1 x vehicle parking space and 1x motorcycle parking space) to the users of the development.

Reason: To ensure that the use of the premise does not add to parking pressures in surrounding streets which would be contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP19 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed enclosure of the hardstanding as currently used for car parking is considered subordinate and sympathetic to the neighbouring buildings and its mews location. The garage will be constructed of stock brick rendered white with a black painted base to match the existing perimeter wall. At the rear, the wall will also be of brick to match the rear wall of the adjacent grade II listed building (9 & 9A Hampstead High Street). The felt roof is also considered an acceptable choice of material as are the choice of powdered coated metal for the garage doors and painted timber for the access door. The 1x rooflight is also considered appropriate in its size and quantity.

The location of the proposed garage within the mews location at the rear of existing taller buildings would mean it would have a limited impact upon the street scene and the wider Hampstead Conservation Area.

Due to the proposal's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers.

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

coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and has concluded that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 T. Joyce

David Joyce
Director of Regeneration and Planning