

12th July 2022
Our Ref: 21.5004

24 Southwark Bridge Road
London
SE1 9HF

T 0203 268 2018

Leela Muthoora
Regeneration and Planning
Supporting Communities
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG

Dear Ms Muthoora,

Re: Submission of planning application at 24 Quickswood, NW3 3RS

We write in support of a planning application made on behalf of Mr Nathan, the owner 24 Quickswood, NW3 3RS. The application seeks consent for the conversion of a garage into a TV Room at ground floor level.

The proposed description of development is as follows:

Conversion of integral garage into a TV Room at front ground floor with associated alterations from garage door to windows.

Site and the Surroundings

This application relates to 24 Quickswood, London, NW3 3RS. The property comprises a two storey terrace property (approx.121 sqm) located on the south side of Quickswood.

Quickswood is within the Chalcot Estate in the London Borough of Camden built in 1960s.

There are a number of similar extensions nearby and therefore are considered an established characteristic of the area.

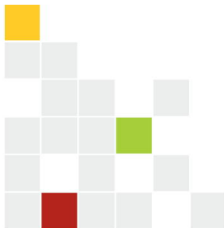
The local area is predominantly residential, with a small number of commercial premises located along Regent's Park Road.

The property is not listed, nor is it located within a Conservation Area. The nearest listed building is located 80 to the southeast at Church of St Mary the Virgin, Primrose Hill Road. This development proposal, however, would not impact this listed building since the works primarily relate to the rear elevations.

Camden's adopted Policies Map does not identify the site as being subject to any designations. 2.7 Whilst the site has a PTAL score of 2, due to the close proximity of a number of bus stops and the fact that local amenities are within easy walking distance along Adelaide Road and Primrose Hill Road, the site is considered to have a good accessibility level.

The site lies in Flood zone 1 and therefore is at low risk of flooding.

Background and Planning History



This application follows a recent refusal under reference 2021/2008/P on 18th November 2021 at the Site for "Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3)". The Officer's report stated that due to a condition on the original planning permission restricting the use of the garages, this alteration requires planning permission. Whilst the previous application omitted a proposed front elevation it is included in this application.

The table below lists a number of precedent applications where the Council have allowed for the conversion of integral garages into habitable rooms.

Address	Reference	Proposal	Decision
39 Quickwood London NW3 3SA	2018/1695/P	Erection of single storey rear extension with a rendered rear boundary wall; conversion of the garage into a habitable space with associated alterations to the front elevation and a new glazed access door and fixed panel to the roof terrace.	Granted (13/06/2018)
49 Quickwood London NW3 3SA	2016/6391/P	Erection of single storey rear extension, conversion of garage into habitable space, revised fenestration details at front and rear.	Granted (07/02/2017)
6 Quickwood London NW3 3SJ	2016/3532/P	Replacement of garage door with a window at the front of the existing dwellinghouse	Granted (04/08/2016)
10 Quickwood London NW3 3SJ	2014/1087/P	Variation of condition 3 (approved plans) of planning permission 2013/1421/P granted on 07/05/2013 for the erection of single storey rear extension at first floor level, replacement of all windows and doors, replacement of garage door with window in connection with conversion of garage to habitable accommodation, the installation of a canopy above front entrance and a gate to existing garden fence to single family dwelling house, namely replacement of first floor window with sliding door to side elevation (Retrospective).	Granted (22/04/2014)

Yours sincerely,



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