

Application ref: 2022/2277/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 22 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Kasia Whitfield Design
90A Fellows Road
Belsize Park
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Briary Close
London
NW3 3JZ

Proposal:

Replacement of garage door at front with an aluminium framed window and replacement of rear door and windows with double, aluminium framed sliding doors (all retrospective alterations at ground floor level).

Drawing Nos: EX0, EX1, EX2, EX3; OLD1, OLD2, OLD3; Design and Access Statement from Kasia Whitfield Design received 25/05/2022.

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 shall be as per the following documents and drawings: EX0, EX1, EX2, EX3; OLD1, OLD2, OLD3; Design and Access Statement from Kasia Whitfield Design received 25/05/2022.

Reason:

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

- 2 The materials of the development should 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.

Informative(s):

1 Reasons for granting planning permission:

Planning permission is sought retrospectively for alterations to replace a garage door on the front elevation of the property at ground floor level with an aluminium framed window which is half the height of the garage door and for the conversion of the integral garage to provide a study.

It should be noted that permitted development rights were removed from these properties within the Chalcot Estate when they were built in the 1970s. However, the principle for the proposed works has already been established through a number of previous permissions, vis: nos. 8, 9 and 10 in particular (refs. 2014/1437/P, 2021/4062/P and 2012/4493/P respectively). Similar works are also noted as having been undertaken at nos. 1, 2, 3 and 12 within Briary Close. The main considerations are therefore the impact of the proposal on the character and appearance of the host property and on neighbouring amenity.

The proposed aluminium framed window at the front closely matches the design and proportions of other existing windows within the Close which also have garage doors replaced with windows. Though some of these existing windows have uPVC frames, the proposed aluminium material does not appear noticeably different within the context and is considered to be a more sustainable and resilient material than uPVC. The alterations are therefore considered to integrate well with existing fenestration at the property and within the Close and they are acceptable in design terms.

Whilst it is recognised that the property sits within a controlled parking zone (Belsize CPZ, identified as CA-B), the property benefits from an off-street parking space on the private road in front of the property and shares additional parking spaces within the Close. The loss of the garage would therefore not prejudice current street parking conditions in the wider locality given existing parking arrangements. As such, the conversion of the garage space to provide additional habitable space is considered to be acceptable, especially as the principle has already been established in a number of cases within the Close.

Retrospective permission is also sought for works to replace a uPVC framed door and windows at the rear at ground floor level with double, aluminium framed sliding doors. As described above, the use of aluminium material is preferable to uPVC and appropriate. The new sliding doors are within the original opening, they integrate well within the rear elevation of the property and neighbouring properties, and are not widely visible. As such, they are acceptable.

Due to the nature of the proposed alterations to the front elevation, and the

distance between buildings, there would not be any significant harm arising to the amenity of neighbouring occupiers. Equally, there are no amenity concerns at the rear of the property given that the sliding doors would replace an existing door and windows of similar proportions and position.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1 and T1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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).

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 2021.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer