

Application ref: 2022/2833/P
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Date: 20 September 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

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Sanya Polescuk Architects
8a Belsize Court Garages
Belsize Lane
London
NW3 5AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Windmill Hill
London
NW3 6RX

Proposal:

Conversion of detached garage into an artist's studio, plus replacement of garage door with brick wall and installation of replacement aluminium windows and door.

Drawing Nos: E000 PL1, E100 PL1, E110 PL1, E200 PL1, E210 PL1, E220 PL1, E300 PL1, P110 PL1, P110 PL1, P200 PL1, P210 PL1, P220 PL1, P300 PL1;

Planning, Design & Access Statement dated July 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 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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

E000 PL1, E100 PL1, E110 PL1, E200 PL1, E210 PL1, E220 PL1, E300 PL1, P110 PL1, P110 PL1, P200 PL1, P210 PL1, P220 PL1, P300 PL1;
Planning, Design & Access Statement dated July 2022

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The studio hereby approved shall only be used for ancillary purposes to the dwellinghouse at 21 Windmill Hill and shall not be used as a separate residential dwelling or business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and to prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application relates to the detached single storey garage which is situated in the north east corner of the site and behind a 2m high brick boundary wall onto Lower Terrace. The proposal is to convert the garage into an ancillary studio incorporating a work space, kitchenette and shower.

The use would not be contrary to the Council's transport policies which seek to limit the provision of car parking spaces in the interest of reducing car use. In any case, the garage is currently used for storage and not carparking as it is deemed too small for modern cars, so the loss of a garage to a dwelling which has rights to parking permits would not harm onstreet parking conditions.

An ancillary use of the existing building for studio/work purposes would not be harmful to the residential character of the area or the amenity of surrounding occupiers by way of noise disturbance or overlooking.

In the light of the proposed layout of the studio with ensuite shower and kitchen facilities, the creation of a separate selfcontained dwelling unit here would be unacceptable as it would not comply with space standards. Moreover the use as a separate dwelling or business unit would have implications on noise, transport and sustainability. A condition is therefore imposed to ensure that the building is only used for purposes ancillary to the main house at 21 Windmill Hill and not as a separate dwelling or business unit.

Given that the building is screened by the high boundary wall on Lower

Terrace, and that it is not prominent in the townscape when viewed from the public realm or neighbouring buildings, the proposal to replace the garage door with a brick wall and the timber windows and doors with aluminium framed ones would have no harmful impact on the character or appearance of the Conservation Area.

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

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D1, D2, A1, H6 and T2 of the Camden Local Plan 2017 and policies DH1, DH2 and TT4 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021, and 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer