

Application ref: 2022/2962/P  
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Date: 29 November 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Boyer Planning  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**24 Quickwood**  
**London**  
**NW3 3RS**

**Proposal:**

Conversion of integral garage to habitable room with replacement of garage door by window to front elevation.

Drawing Nos: (Q24) EX0, EX1, EX2, EX4, EX5, EX6, EX8, (Q24/2) PP4 Rev A, PP8, PP9.

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 plans- (Q24) EX0, EX1, EX2, EX4, EX5, EX6, EX8, (Q24/2) PP4 Rev A, PP8, PP9.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The building is a single-family dwelling house; the conversion of the integral garage into habitable space and replacement of the garage door with a new window would typically take place under permitted development rights but these rights were restricted by condition on the original planning permission. This type of conversion with associated alterations to windows is increasingly common on the estate.

The garage door would be replaced with a window, within the existing opening. The proportions, glazing pattern and detailing would match the existing fenestration and would be in accordance with the design guidance for the estate. Therefore it would maintain the character and appearance of the host building and the surrounding area.

The formation of a new window in the front elevation would face the front elevations of 75-79 Quickswood. As there are existing front-facing ground floor windows at the same distance, the proposals are not considered to impact the residential amenity of occupiers to any greater extent than the existing arrangement in terms of loss of privacy or outlook.

The loss of the garage is acceptable here as it is too small for modern cars, there is adequate onstreet parking for this dwelling, and the road is private so will have no impact on public highway parking conditions.

Following consultation, no objections were received prior to making this decision. The site's planning history and relevant appeal decisions were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of 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).

- 3 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](http://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.

- 4 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.

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



Daniel Pope  
Chief Planning Officer