

Application ref: 2023/0095/P  
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**Development Management**  
Regeneration and Planning  
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JAS Design  
85a  
Wrotesley Road  
London  
NW10 5UD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Flat A**  
**7 Loveridge Mews**  
**Kilburn**  
**London**  
**NW6 2DP**

Proposal:

Change of use of single dwelling house into 2 x self-contained units and associated works including conversion of integral garage into habitable accommodation, erection of a mansard roof extension, rear ground floor extension, and creation of roof terrace at first floor level.

Drawing Nos: Design and Access Statement; 22/031/001; 22/031/002A; 22/031/003.

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: Design and Access Statement; 22/031/001; 22/031/002A; 22/031/003.

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.

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The proposal is considered acceptable in land use terms, as self-contained housing is regarded as the priority land use of the Camden Local Plan.

The proposed units comprise of 1 x studio flat at ground floor, and 1 x 2B3P flat at first and second floor, which would be 34sqm and 67sqm, respectively. Although this is just below national space standards, they are still decent size and appropriate given the limitations of the existing building. The flats are both dual aspect and provide good outlook and daylight.

Although there is a net increase of one unit, no affordable housing contribution is sought as the residential floorspace uplift would be below 100sqm.

The new units would be secured as car-free via a Section 106 legal agreement, as required by Council policy on car-free housing. There is a lack of space to provide cycle parking on site, so a financial contribution for four bike hangar spaces will be sought as part of the s.106 instead.

The proposal is acceptable in design terms; there is a traditional mansard with three dormer windows to the front and two dormer windows to the rear. This was amended from previously featuring two Juliet balconies to the rear, which would have disrupted the glazing hierarchy of the rear elevation and therefore been inappropriate. The windows would be constructed of timber and be traditional in design, and the replacement of the existing garage door with new windows would represent a visual improvement at street level. The new rear extension would be built of bricks to match the existing building, and would be a similar height and design to the extension permitted at the adjacent property, no.7 Loveridge Mews. As such, it would be a subservient addition to the host

building. The terrace would feature metal railings to the rear, with an obscured glass privacy screen to the side, which would be suitable materials for the site and surrounding area. Overall, the design, scale, and materials of the proposed works would integrate with and be appropriate additions to the host building, neighbouring properties, and wider area. The design also closely matches the appearance of the neighbouring property at no.7 Loveridge Mews, which was granted permission in 2018.

Given the location of the mansard roof and the distance between the application site and neighbouring properties, it is considered that there would not be any negative impacts on the amenity of neighbouring residents, including in terms of loss of light, outlook, or privacy. Due to the position of the proposed terrace and windows, there would not be any direct views created into neighbouring windows, and the privacy screen to the side of the roof terrace would ensure that any negative impact on amenity is reduced.

Two objections were raised to the proposed development, citing concerns relating to overlooking, overshadowing, and noise from short-term lets. It is considered that any overlooking from the roof terrace would be minimal and into the end of the garden of 5 Iverson Road only, and so would not significantly impact any main habitable areas at neighbouring properties. Additionally, any daylight impacts would be to the same rear garden, and not to any internal habitable rooms.

An informative will be attached to any decision that reminds the applicant that any alternative use of the units permitted would constitute a material change of use and would thus require planning permission.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H1, H6, T1, T2, and D1 of the London Borough of Camden Local Plan 2017, as well as policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with 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 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](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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer