

Mr Damian Maguire
Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Application Ref: **2014/6355/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Belmont Court
150 Loudoun Road
London
NW8 0AN

Proposal:
Erection of rear extension at ground floor level
Drawing Nos: 531/P000, 531/PC001, 531/PC002, 531/PC003, 531/PC004, 531/PC005,
531/PC006 and 531/PC007.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 531/P000, 531/PC001, 531/PC002, 531/PC003, 531/PC004, 531/PC005, 531/PC006 and 531/PC007.

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

Informative(s):

- 1 The application seeks planning permission for the development of a rear extension to infill part of the existing courtyard. The proposed extension would measure 2.7 metres in width, 3.3 metres high and between 2.5 and 4 metres deep. The space would be used as a dining room.

The application site shares a boundary with the Southbury flats at 144 Loudon Road. The property is a relatively new development built in 2004 under application reference 2004/0885/P. The property does not fall within a conservation area and there are no other relevant constraints.

Policy CS14 requires that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and policies DP24 and DP25 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area

Although the extension would almost infill the remaining courtyard area, the existing space to the rear is already very constrained and small. The proposed extension would not be visible except to the high level properties at Southbury estate that would be able to view its roof. The proposed extension would have no impact on the character of the area or the property because as it would be hidden from view at all sides. Only the roof would be visible to members of the public. As a result, it would preserve the character of area as required by the above policies.

Under section seven of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers,

as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

Due to the position and surrounding area of the site the proposed development would have no impact on the amenity of existing properties. It would be lower than the current boundary wall between the site and the flats to the rear and would therefore have no impact on light or privacy for these flats. Additionally although the development would lead to the loss of the amenity space to the rear of the site, the property already has two other terraces one at third floor and the other at roof level. Both of these spaces are larger than the proposed site area. Therefore there would still remain outside amenity space.

All objections have been fully considered and the site's planning history has also been taken into consideration.

In light of the above, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-61 of the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment