

Miss Megan Walden-Jones
Gpad ltd
Unit 1
9a Dallington Street
London
EC1V 0BQ

Application Ref: **2015/3039/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

11 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
4 & 5 Loveridge Mews
London
NW6 2DP

Proposal:
Erection of mansard roof extension comprising 1 x 1-bed flat and 1 x studio flat (Use Class C3); and alterations to fenestration to the rear.
Drawing Nos: 478-EX.04-P1, 487-EX.01-P1, 487-EX.02-P1, 487-Ex.03-P1, 487-PA.01-A, 487-PA.02-A, 487-PA.03.

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 policy DP24 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: 478-EX.04-P1, 487-EX.01-P1, 487-EX.02-P1, 487-Ex.03-P1, 487-PA.01-A, 487-PA.02-A, 487-PA.03.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission for this site has previously been granted for the erection of a mansard roof extension comprising 1 x 3-bed flat and alterations to the fenestration to the rear which was granted on 5th November 2014 (LPA Ref: 2014/5547/P). This application essentially seeks to alter the above planning permission to split the mansard roof extension into 2 units comprising 1 x 1-bed flat and 1 x studio flat together with alterations to the fenestration to the rear. Housing is regarded as the priority land-use of the Local Development Framework. The proposed two units on this site are therefore welcome. Both units comply with the space standards as set out within CPG2 (Housing). The studio flat comprises 34sqm, whilst the 1-bed flat comprises 48sqm of floorspace. Due to the site's high accessibility rating (PTAL 5), the proposed units are required to be car free and will be secured via a legal agreement.

In terms of design, the proposed mansard roof extension is subordinate in scale and location to the host building by virtue of its single-storey and recessed appearance. Given its context, the proposed mansard roof extension is considered acceptable as it would reinstate a consistent roof line previously lost through the number of mansard extensions erected over time along Loveridge Mews.

The proposed fenestration alterations at roof level are the same as those granted under LPA ref: 2014/5547/P and are still considered acceptable. Two new windows are proposed to the rear of the same style and design as the other existing windows to the rear. Due to the limited views of the rear of the building, by virtue of a private alleyway separating the application site from the adjacent building to the west, the two proposed windows are considered acceptable. Due to their size and location, the various alterations proposed as part of this application would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy.

Whilst the development will have some visual impact and an impact on the local transport network, they are considered to be minimal. However, the proposed units will be car free which has been secured via a signed legal agreement. In terms of its visual impact, such alterations in this location will neither harm the character or appearance of the host building nor the local street scene.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 3.8, 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

- 2 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.
- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 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.

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



Ed Watson
Director of Culture & Environment