

Ms Fiona Taylor
26C Loveridge Road
London
NW6 2DT

Application Ref: **2016/1394/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

9 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Loveridge Road
London
NW6 2DT

Proposal:
Erection of rear dormer and creation of rear roof terrace on top of second floor outrigger.
Drawing Nos: OS Extract; E1 09.03.2016; P1 Rev D 31.05.2016; Design and Access Statement.

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: OS Extract; E1 09.03.2016; P1 Rev D 31.05.2016; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

A number of properties in proximity to the application site have existing dormers in the rear roof slope. In the context of the consented dormers at No. 22 and No. 28 the proposed rear dormer would not be viewed as overly bulky or dominant on the host building. The dormer is set back from the ridge and sloped edge of the hipped roof by 500mm and accords with Camden Planning Guidance (CPG1 Design). Although the Council generally resists uPVC windows where the original and existing material is timber, its use is prevalent along the rear elevation of this street. Furthermore, the existing windows on the properties rear elevation are uPVC. Considering this, uPVC framed windows would not harm the appearance of the building or the wider area.

Due to its size and the location of the dormer extension, the development would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. Whilst the development would create new windows these would not be closer than the relationship experienced by the existing windows.

The principle of the terrace and, associated screening and new set of doors has been established and assessed (use/impact upon amenity), having been approved at appeal.

The three proposed rooflights on the front roof slope follow a run of similarly approved works and therefore will not appear out of keeping with the character or appearance of the street scene.

No objections were received prior to making this decision. The site's 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 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies as well as the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 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).

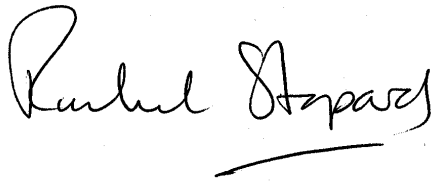
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Supporting Communities