

Miss Louise McNeill
17 Thomson Street
Point Lonsdale
Victoria
Australia
3225

Application Ref: **2015/1976/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

24 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:
7 Loveridge Mews
London
NW6 2DP

Proposal:
Conversion of dwellinghouse into 2 self contained units, conversion of integral garage into habitable accommodation and erection of a mansard roof extension.
Drawing Nos: Design and Access Statement, 2706-E100, 2706-E101, 2706-E102, 2706-E103, 2706-E104, 2706-A101-B, and 2706-A102-B. 2706-A103-B.

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:

Design and Access Statement, 2706-E100, 2706-E101, 2706-E102, 2706-E103, 2706-E104, 2706-A101-B, and 2706-A102-B. 2706-A103-B

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

Informative(s):

- 1 Reasons for granting permission:
Planning permission was originally granted in January 2009 for this development (2008/3322/P) which expired and then again in April 2012 (2012/0387/P) which has also expired. The principle of the development has therefore been established.

The officer assessing the application in 2012 concluded that the principles of design and amenity did not significantly alter since the original assessment made in 2009. In 2009, the officer considered the units to be a good standard of residential accommodation, acceptable in terms of design and would not increase overlooking beyond the existing situation or result in a significant loss of light to neighbouring properties.

The policies and guidance currently used to assess planning applications' have not changed significantly since 2012 and it is considered the original assessment stands, that the development is acceptable both in terms of design and impact on amenity, subject to a s106 car-free legal agreement. The properties opposite the subject site (4 & 5 Loveridge Mews) were in office use in 2009, it appears the site is now in residential use and a mansard extension has been granted opposite (2014/5547/P). The development is still considered acceptable in terms of amenity given the modest height of the mansard extension (2.4m) and the separation distance between the site and the other side of the mews (6m approximately).

Neighbouring occupiers were consulted on the application. One objection was received and has duly been taken into account in assessing this application. The site's planning and appeal history was taken into account in 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, DP6, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, 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.
- 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

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', written in a cursive style.

Ed Watson
Director of Culture & Environment