

Mr Zaheer Sheikh
GDNB Ltd
Cardinal Point Park Road
Richmansworth
Hertfordshire
WD3 1RF

Application Ref: **2016/0764/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

22 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
58 Loveridge Road
London
NW6 2DT

Proposal:

Erection of a single storey infill extension with 3 x rooflights to the rear elevation at ground floor level to ground floor residential unit (class C3).
Drawing Nos: 58LR/100 and 58LR/101 REVE.

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 58LR/100, 58LR/101REVE.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed additional rear extension was omitted from the proposal following officer's comment and planning consent is now sought for a single storey infill extension at ground floor level with a small outdoor courtyard. The proposed infill extension is subordinate in scale to the host building and would be in line with the depth of the neighbouring extensions at No. 60 Loveridge Road which shares the common boundary and is also being assessed under a separate application (2016/0765/P). The materials are sympathetic and the design of the extension is in keeping with the host building. The extension would remain highly secluded within its siting; being visible almost exclusively in private views from the applicants' own garden and that of the immediate neighbours and it is not considered that these private views would be detrimentally impacted upon as a result of the proposed scheme. Although the extensions would take up outdoor amenity space, the space is not considered to be useable and the garden space to the rear of the host building would be retained.

The infill extension will be constructed using matching brickwork with roof tiles that match the aesthetics of the host building, and the proposed infill extension would not protrude deeper than the existing projecting wing. Three rooflights would be installed and no objection is raised on account of the design and settings.

It is not considered that the proposed infill extension addition would have a detrimental impact with the neighbouring amenity in regards to loss of daylight/sunlight, contribute to a sense of enclosure nor impact with loss of privacy.

One comment of support has been received. The planning history of the site 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 Policies.

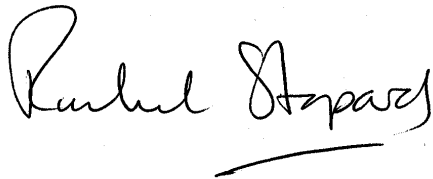
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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
Executive Director Supporting Communities