

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

Application Ref: **2016/0765/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**60 Loveridge Road**  
**London**  
**NW6 2DT**

Proposal:  
Erection of a single storey infill extension to the flank elevation at ground floor level and installation of 3 x rooflights to ground floor residential unit (Class C3).  
Drawing Nos: 60LR/100 and 60LR/101 REV.F.

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 60LR/100 and 60LR/101 REVF.

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

#### Informative(s):

- 1 Reasons for granting permission.

A proposed additional rear extension was omitted following officer's concerns and planning consent is now sought for a single storey infill extension. The proposed infill extension is considered to be subordinate to the scale of the host building and would be in line with the depth of the existing neighbouring extension at No. 58 Loveridge Road which shares a common boundary and also has permission for a similar infill under a separate application (2016/0764/P).

The proposed design and materials are sympathetic to the host building and in keeping with the local area. Due to its location on the flank elevation it would not offer any views from the public realm. Although the extension would take up outdoor amenity space, an adequate amount of space would be retained to the rear elevation of the property.

The infill extension would have 3x rooflights and no objection is raised to their design or setting. The door and window would be well proportioned in relation to windows above. As such, the proposal is considered to be in keeping with the character and setting of the host building and neighbouring buildings.

The proposed infill extension would not have a detrimental impact on the amenity of adjoining occupiers and its mono-pitched roof slopes down to the boundary wall with no. 58. As such, the size and location of the proposed extension are not considered to affect light or privacy, nor contribute to a sense of enclosure.

One comment of support has been received and one objection received which is assessed separately. 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.

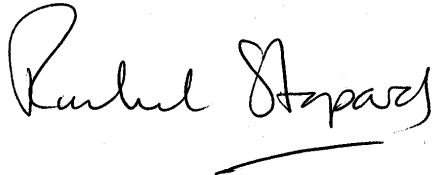
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities