

Application ref: 2018/0422/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 26 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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BuildPath
Corner Keeton's Road & Collett Road
Bermondsey
London
SE16 4EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
29 Loveridge Road
LONDON
NW6 2DU

Proposal:

Erection of rear and side infill extension

Drawing Nos: 390135 (Site Location Plan), 312-01 Rev. D, 312-02 Rev. D, 312-03 Rev. D, 312-04 Rev. D, 312-05 Rev. D

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 390135 (Site Location Plan), 312-01 Rev. D, 312-02 Rev. D, 312-03 Rev. D, 312-04 Rev. D, 312-05 Rev. D

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension and enclosed terrace would span the width of the rear elevation (7.6m), extending 6m from the host building and 3m from the existing outrigger. Considering that it will be one storey in height, the massing is considered subservient to the scale of the host building and would leave an extensive rear garden.

The setback of 1m of the extension to the host building from the extension to the existing outrigger and enclosure of a courtyard to the west of the site along the boundary with No. 31 would ensure that the extension respects the proportions of the host building and rhythm of the rear streetscape, while the use of matching London stock brick would be appropriate to the context. The use of aluminium-framed windows and French doors would be acceptable for a property outside of a Conservation Area.

The extension would run 6m along the boundary wall with No. 27 at a height of 2.7m. This would have some impact upon what is believed to be the south-facing glazed door of the kitchen and west-facing bedroom window of the ground floor flat. Considering the single-storey height of the extension on a south facing elevation and the existing overshadowing of the existing two-storey outrigger at No. 29, the additional amenity impact of this application is not considered to be unacceptable, and nor would the outlook of these rooms be unacceptably compromised. The projection of the wall along the boundary to No. 31 would not be significantly higher than the existing boundary wall and foliage, and thus would be considered acceptable in overshadowing. No new outlooks are proposed from the property, and thus no overlooking or privacy impacts are expected as a result of the development. The placement of the rooflights away from the windows to the first floor apartment would prevent any significant levels of artificial light pollution.

No objections have been received. The site's planning history was also taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017; and policy 2 of the West Hampstead and Fortune Green Neighbourhood Plan 2016. The development also accords with the London Plan 2016, and the National Planning Policy Framework

2012.

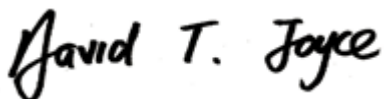
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning