

Application ref: 2018/0531/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 25 April 2018

Development Management
Regeneration and Planning
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Fidler Associates Ltd
31 Hillside Road
Northwood
HA6 1PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Loveridge Road
London
NW6 2DT

Proposal:
Erection of side infill extension at rear. Increase in height of existing two storey outrigger.

Drawing Nos: 390124 (Site Location Plan), Existing: 001, 002 Rev. B, 003, 004 Rev. B, 005 Rev. B. Proposed: P001 Rev. B, P002 Rev. B, P004 Rev. D, P005 Rev. B, P007.

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 390124 (Site Location Plan), Existing: 001, 002 Rev. B, 003, 004 Rev. B, 005 Rev. B. Proposed: P001 Rev. B, P002 Rev. B, P004 Rev. D, P005 Rev. B, P007.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill extension would measure 2m x 4m at ground floor level, being flush with the depth of the existing outrigger and incorporating four-panel sliding doors to the rear elevation. It would be one storey lower than the existing outrigger and set down two storeys from the eaves of the property. As such, the extension would be considered subservient to the host building and sympathetic to its existing proportions and built form. The use of powder-coated aluminium windows would be acceptable for a site outside of a conservation area and which does not form part of the front streetscape.

The raising of the roof of the existing outrigger will add 0.5m to the overall height. This will remain 0.7m lower than the adjoining outrigger at No. 4 Loveridge Road and will therefore be considered acceptable in massing. It will improve the quality of residential accommodation at ground floor level, increasing ceiling height to 2.5m in line with Camden Planning Guidance Housing point IH4.6. It will remain more than one storey lower than the eaves of the host property therefore not affecting the outrigger's overall subservience to the host building. The use of matching brick for this and the side infill extension are considered sympathetic to the host building and appropriate for the location.

No new outlooks from the property will be created as a result of this application, meaning that no overlooking or privacy impacts are anticipated. The side extension will not generate any additional overshadowing to the gardens at 17 and 19 Ariel Road considering the existing overshadowing resulting from the existing two-storey outrigger and outrigger at No. 4. Even when raised 0.5m the outrigger will remain lower than the outrigger at No. 4. As such, this aspect of the scheme will not significantly increase overshadowing.

No consultation responses were received. The planning history of the site has also been taken into consideration.

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 D2 of the Fortune Green and West Hampstead 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).

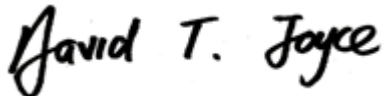
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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