

Application ref: 2018/0156/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 12 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
TW12 1JQ

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:**

Change of use of a single dwelling house into two self-contained units, including the conversion of an integral garage into habitable accommodation, erection of a mansard roof extension, erection of a single-storey rear extension and creation of a rear roof terrace.

Drawing Nos: 1703/AP00, 1703/S01, 1703/C01, 1703/AP01A, 1703/S02, 1703/C02, 1703/AP02A, 1703/S03A, 1703/AP03A, 1703/S04, 1703/C04, 1703/AP04A, 1703/AP05A, 1703/AP06A, Site Location Plan (1703/S00)

The Council has considered your application and decided to grant permission subject to the following condition(s):

**Condition(s) and Reason(s):**

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 11703/AP00, 1703/S01, 1703/C01, 1703/AP01A, 1703/S02, 1703/C02, 1703/AP02A, 1703/S03A, 1703/AP03A, 1703/S04, 1703/C04, 1703/AP04A, 1703/AP05A, 1703/AP06A, Site Location Plan (1703/S00)

Reason:

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

- 3 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).

- 4 A 1.8 metre high screen, details of which shall be submitted to and approved in writing by the local planning authority, shall be erected on the rear roof terrace prior to commencement of use and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Obscured glazing shall be installed in the ground floor bathroom window prior to commencement of use and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was originally granted for this development in January 2009 (2008/3322/P) and subsequently in April 2012 (2012/0387/P) (both of which expired) and again in November 2015 (2015/1976/P). The current application seeks to renew the existing permission while making several amendments. Specifically, the amendments comprise the addition of a single-storey rear extension, changes to the massing and fenestration of the rear slope of the mansard roof and changes to the front and rear fenestration.

While adoption of the Camden Local Plan 2017 and updating of Camden Planning Guidance represents a material change of planning policy since the 2015 consent was granted, there has been no substantive change in policies relevant to this scheme in terms of design, amenity, housing and transport. It is therefore considered that the originally consented scheme is in broad compliance with policies H1, D1, A1 and T2 of the 2017 Local Plan, and is acceptable subject to a

section 106 car-free legal agreement. The remainder of the assessment only therefore considers the proposed amendments and additions to the previous 2015 consent.

The rear extension would measure 2.2m (W) x 1.9m (L) on ground floor level only, and as such would be subservient to the host building. It would leave more than 50% of the existing garden and would result in the creation of a roof terrace to the maisonette above. The extension would increase the size of the ground floor flat to 33sq. m., bringing it closer to meeting the National Space Standards. As such, this aspect would be acceptable in design, amenity, and housing terms.

The first floor roof terrace would provide 3 sq. m. of outdoor amenity space to the maisonette. The inclusion of a 1.8m-high obscured balustrade would prevent unacceptable levels of overlooking to windows and gardens of properties along Iverson Road. Changes to the rear fenestration at ground and first floor levels would be sympathetic to the style of the host building, would not interrupt any established symmetry and would create outlook to long rear gardens and as such not give rise to unacceptable privacy impacts. The window to the side elevation of the rear extension would be obscured, as such preventing overlooking concerns to the neighbouring garden.

The changes to the mansard roof to the rear comprise the inclusion of a lower roof slope incorporating two protruding Juliette windows. The 70 degree pitch of front and rear lower roof slopes is in line with design guidance, while the design, size and placement of the rear Juliette windows are sympathetic to the lower floors and therefore considered acceptable. Changes to the front mansard roof fenestration consist of the insertion of three windows of a similar style and proportions to those on the first floor. These are considered to be of appropriate design and would not generate any additional overlooking compared to the previously approved windows.

These approved plans represent revisions to the initial submissions reflecting initial officer concerns on the acceptability of the massing and detailed design. This includes a reduction in scale of the rear extension, alterations to the slope of the mansard roof and amended fenestration styles.

Two objections were received from the owners/occupiers of No. 7 Iverson Road, and No. 10 Loveridge Mews, which were taken into account in the assessment of the application. The planning history of the site has also been taken into consideration.

As such, the proposed development is in general accordance with policies A1, D1, H1, and T2 of the London Borough of Camden Local Plan 2017 and 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.
- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £625 (12.5sqm x £50) for the Mayor's CIL and £6,250 (12.5sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

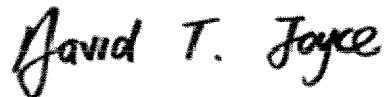
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning

