

Application ref: 2018/3353/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 10 September 2018

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

Phone: 020 7974 4444

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

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

**Flat Ground Floor**  
**59 Loveridge Road**  
**London**  
**NW6 2DU**

Proposal:

Variation of condition 3 (approved drawings) of planning application ref: 2017/1041/P dated 03/05/2017 for the erection of single storey side infill and rear extension to ground floor flat; namely to infill the rear courtyard space between the side extension and main rear elevation and to alter roof pitch of side extension.

Drawing Nos: Superseded: LOVRD-E101; LOVRD-E102; LOVRD-P102.

Revised: LOVRD-E101A; LOVRD-E102A; LOVRD-P102A.

Additional: Unnumbered Location Plan

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 the original planning permission ref 2017/1041/P dated 03/05/2017.

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 For the purposes of this decision, condition no.3 of planning permission 2017/1041/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

LOVRD-L001; LOVRD-E001; LOVRD-E002; LOVRD-E101A; LOVRD-E102A; LOVRD-P001; LOVRD-P002; LOVRD-P101; LOVRD-P102A; LOVRD-S001; LOVRD-S101; Design and Access Statement dated February 2017; Unnumbered Location Plan.

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

#### Informative(s):

- 1 Reasons for granting permission:

The revised proposal includes the alteration to the previously approved pitched roof at an average height of 2.5m to a flat roof at a terminating height of 3.0m to the side extension and infilling of the previously consented internal courtyard. This would result in the height of the proposed side being 3.0m in height along the boundary, which is an increase in 1.0m.

The increase in height and infilling of the previously approved internal yard does not harm the character of the host building and would not be visible from the public realm due to its location at the rear. The revised proposed is considered acceptable in the context of the approved scheme.

The revised proposal does not raise any amenity concerns, as the increase of the height of the side extension would not result in an adverse loss of light, outlook or privacy for adjoining residential occupiers.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017; and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan. The proposed 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).

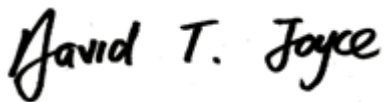
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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