

Application ref: 2019/0001/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 7 March 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Belmont Court
Loudoun Road
London
NW8 0AN**

Proposal:

Erection of single storey rear extension at ground floor level.

Drawing Nos: 531/P000, 531/PC001, 531/PC002, 531/PC003, 531/PC004,
531/PC005, 531/PC006 and 531/PC007

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: 531/P000, 531/PC001, 531/PC002, 531/PC003, 531/PC004, 531/PC005, 531/PC006 and 531/PC007

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application seeks planning permission for the development of a rear extension to infill part of the existing courtyard area at ground floor level. The proposed extension would measure between 2.5m to 4.5m wide, between 2.5m and 4.1m metres deep and 3.1m high.

The application site shares a boundary with the Southbury flats at 144 Loudon Road. The property is a relatively new development built in 2004 under application reference 2004/0885/P. The property does not fall within a conservation area and there are no other relevant constraints. Planning permission for this rear extension was assessed in full and granted in 2015 under ref 2014/6355/P. This application is a resubmission of that scheme, as permission has now expired.

The extension would infill a constrained rear courtyard area, up to the boundary wall but significantly lower in height. The development would not be directly visible except for views of its roof from higher level properties at Southbury. The adjoining no. 2 Belmont Court does not have windows in the flank overlooking the proposed structure, and as such there would be no direct impact resulting from the inclusion of the roof light. Overall, there would be no significant impact on the amenity of neighbouring occupants.

The proposed extension would have no discernible impact on the character and appearance of the host building or the surrounding area due to the development's scale and discreet siting.

Although the development would lead to the loss of the small courtyard amenity space to the rear of the site, the property enjoys two further terraces at first and third floor levels and an acceptable amount of usable amenity space would be maintained.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1 and D1 of the Camden

Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

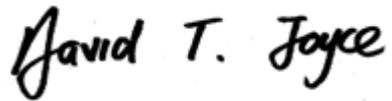
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning