

Application ref: 2019/5374/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 21 July 2020

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

Robson Walsh LLP
Robson Walsh LLP
Survey House
19F Park Parade
London
NW10 4JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Loveridge Road
London
NW6 2DU

Proposal:
Demolition and replacement of two storey existing outrigger and installation of door and railings to flat roof to create a roof terrace at second floor level

Drawing Nos: 7885/1, 7885/2, 7885/3, 7885/4, 7885/5, 7885/6, 7885/7, 7885/8, 7885/9, 7885/10, 7885/11, 7885/12.

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 7885/1, 7885/2, 7885/3, 7885/4, 7885/5, 7885/6, 7885/7, 7885/8, 7885/9, 7885/10, 7885/11, 7885/12.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for demolishing the existing two storey outrigger to the rear and replace it to the same scale, depth, width; with additional height to the parapet to accommodate a new roof terrace with a balustrade and new door for access.

The design of the extension and materials would match that of the existing outrigger and window openings would be placed in the same setting. The proposed outrigger would consist of a slightly higher parapet wall which will house a roof terrace with black metal balustrade surround. Whilst this would increase the height of the original rear projection the development remains under one full storey below eaves level and sympathetically secures the proposed roof terrace. The first floor window will also be replaced with a new door to allow for access on to the new terrace, the door would occupy the existing opening and only had the sill lowered down to allow for the new door, this is considered a minor alteration and would be acceptable.

The proposed outrigger is no deeper or wider than the existing outrigger therefore it is not considered it would cause an adverse impact on neighbouring properties in regards to loss of light, overbearing or overshadowing impacts.

The proposed terrace and extension is not considered to cause harm to the amenity of neighbouring residents as it would not provide dissimilar views than those had from the existing first and second floor windows; and due to the built up nature of the rear of Loveridge Road elements of overlooking are unpreventable. Furthermore there are a number of other terraces at second floor level at other properties along Loveridge Road which are evident from street view maps of a similar design and depth. Overall due to the size, height and location of the extension and terrace it is not considered to harm the amenity of the adjoining occupiers in terms of loss of light, outlook, overbearing and loss of privacy due to the distance from the nearest neighbouring windows and south west facing orientation.

No objections have been received prior to making this decision and the sites planning history was 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 Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016, the London Plan (Intend to Publish) 2019 and The 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)

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 must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

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, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment