

Mr David Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Application Ref: **2017/1041/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

3 May 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
59 Loveridge Road
London
NW6 2DU

Proposal:
Erection of single storey side infill and rear extension to ground floor flat

Drawing Nos: LOVRD-L001; LOVRD-L101; LOVRD-E001; LOVRD-E002; LOVRD-E101;
LOVRD-E102; LOVRD-P001; LOVRD-P002; LOVRD-P101; LOVRD-P102; LOVRD-S001;
LOVRD-S101; Design and Access Statement dated February 2017

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: LOVRD-L001; LOVRD-L101; LOVRD-E001; LOVRD-E002; LOVRD-E101; LOVRD-E102; LOVRD-P001; LOVRD-P002; LOVRD-P101; LOVRD-P102; LOVRD-S001; LOVRD-S101; Design and Access Statement dated February 2017

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear and side infill extension is subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of garden and is considered to be sympathetic to its setting. The extension will be constructed of stock brickwork and roof tiling to match the existing which is appropriate in relation to the character and setting of the host and neighbouring buildings. The proposed extensions also include the formation of a small courtyard between the side infill extension and the main part of the application building. The location of the extension at the rear of the building would mean it has a limited impact upon the streetscene. The proposed rooflights are further considered to be acceptable in relation to the host building and the surrounding setting.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

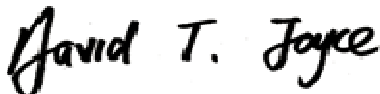
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



David Joyce
Director of Regeneration and Planning