

Delegated Report		Analysis sheet		Expiry Date:		25/03/2013	
		N/A		Consultation Expiry Date:		01/03/2013	
Officer				Application Number(s)			
Conor McDonagh				2013/0569/P			
Application Address				Drawing Numbers			
40A Shoot-Up Hill London NW2 3QB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission dated 19/04/2010 (ref 2010/0368/P) for alterations to pitched roof of extension, as an amendment to planning permission dated 30 July 2008 (ref. 2007/5761/P) for the erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	35	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No reply to date					
CAAC/Local groups* comments: <small>*Please Specify</small>		The application site is not located within a Conservation Area.					
Site Description							
The application site is located on the east side of Shoot Up Hill, north of the junction with Kingscroft Road. The dwelling is a single-storey building that once formed part 40 Shoot Up Hill (1960s), but was separated off as an independent unit in the 1990s. The application site is accessed via a shared driveway to the rear of the site, which restricts views of the building from the public realm.							
The building is not listed and does not fall within a conservation area.							
Relevant History							
TP/82508/5000 Planning permission was <i>granted</i> on 28/06/61 for construction of single-storey extension to form a maid's room and bathroom at the rear of No. 40 Shoot-Up Hill.							
P9600858R1 Planning permission was <i>granted</i> on 07/06/96 for change of use from one self contained flat to two self contained flats at ground level.							
2007/0220/P An application was submitted on 15/01/07 for the erection of a rear extension, plus a first floor level extension with sloping rear elevation over the existing flat roof to create additional accommodation for the single							

dwellinghouse. The application was *withdrawn* on 09/03/07.

2007/5761/P

Planning permission was *granted* on 06/08/2008 for the erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse. **This permission was renewed (see 2010/0368/P).**

2007/5759/P

Planning permission was *refused* on 11/06/08 for the erection of a ground floor single storey rear extension and addition of a part first floor extension to existing house to provide additional accommodation for the existing dwellinghouse, together with the addition of a pitched roof above the existing flat roof with rooflights. **This application was also dismissed at appeal (Public Inquiry).**

2010/0368/P

Alterations to pitched roof of extension, as an amendment to planning permission dated 30 July 2008 (ref. 2007/5761/P) for the “erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse”. **This permission has not yet been implemented and expires on 19/04/2013.**

Relevant policies

NPPF 2012

London Plan 2011

DCLG Greater flexibility for planning permissions: guidance 1 October 2009

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS5 – Managing the impact of growth and development

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Department of Communities and Local Government Guidance for extensions to the time limits for implementing planning permission advises that the development proposed in an application for extension will, by definition, have been judged to be acceptable at an earlier date. Therefore the planning authority should only focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission.

Planning permission was granted on the 19 April 2010 and was assessed against the most up to date policies that are within the LDF Core Strategy and Development Policies documents.

As there has been no material change to the Council's development plan policies, coupled with there having been no significant material changes on or adjacent to the site since the granting of the 2010 permission that would affect the positive determination of the application, then the renewal is acceptable.

The conditions attached to the original permission are still considered to be relevant and should be applied to the new permission.

Recommendation – Grant renewal application

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