

Ms Awni Patni
Omnide
No. 2 Durham Yard
Teesdale Street
London
E2 6QF

Application Ref: **2016/6135/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

21 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36 Shoot-up Hill
London
NW2 3QB

Proposal:

Erection of single storey ground floor extension to front elevation. Partial demolition of existing first floor and erection of an enlarged replacement extension. Insertion of skylights to ground and roof level. Replacement windows and doors throughout.

Drawing Nos: Design and Access Statement, A 0.01, A 0.10, A 0.11, A. 0.12, A 0.13, A 020, A 1.00, A 1.01, A 1.02, A 1.03, A 200, A 300 and A 301.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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:

Design and Access Statement, A 0.01, A 0.10, A 0.11, A. 0.12, A 0.13, A 020, A 1.00, A 1.01, A 1.02, A 1.03, A 200, A 300 and A 301.

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

Informative(s):

- 1 Reasons for granting approval:
The proposed ground floor and first floor extension and changes to the front door are considered sympathetic additions to the property. The extensions shall be subordinate to the main building and a large rear garden space and front forecourt area will be retained. The proposed materials match the main property and the fenestration details shall also be consistent with the host building. Overall the size and design of the extensions and changes to the front door are considered acceptable. It is considered that the extensions and alterations would not harm the character or appearance of the host property nor the wider area.

The proposal would result in additional glazing at first floor closer to the properties to the north west of the site. Whilst there may be a marginal increase in overlooking, views from the first floor toward 40 and 40a Shootup Hill would be oblique and the existing planting on the boundary would provide some screening. There may also be a small increase in shadowing, however this would fall to the north of the first floor extension and therefore would not impact on the neighbouring property. There would remain views to the east and south west for number 40 and 40a Shootup Hill therefore the impact on outlook is not of concern in this instance. The proposal is not considered to impact on amenity for neighbours to the south or west due to the location of the extension. The ground floor extension and new windows and doors do not raise amenity concern.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and considered in determining this application. The site's planning history was taken into account in 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, and policies DP23, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. 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 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).
- 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

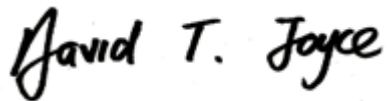
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities