

Dermot Gunn
Sceales Gunn Design Ltd
6 North Grove
London
N6 4SL

Application Ref: **2017/4745/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

16 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Flat Ground Floor
29A Shirlock Road
London
NW3 2HR**

Proposal: Variation of condition 2 (approved plans) of planning permission 2016/4464/P dated 04/11/2016 (for Erection of side and rear infill extensions to the existing single storey side/rear extensions and associated alterations), namely to allow altered roof form and the installation of 2 x rooflights.

Drawing Nos: Superseded: SV01, SV02, SV03, SV04, SV05, SV06, SV07, PR01 1, PR02 1, PR03 1, PR04 1, PR05 1, PR06 1 & PR07 1

Amended: SHIR29A-P-100, SHIR29A-P-101, SHIR29A-P-102, SHIR29A-P-200, SHIR29A-P-201 & SHIR29A-P-300

The Council has considered your application and decided to grant variation of 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 04/11/2016.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 2 (approved plans) of planning permission 2016/4464/P dated 04/11/2016 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: SHIR29A-P-100, SHIR29A-P-101, SHIR29A-P-102, SHIR29A-P-200, SHIR29A-P-201 & SHIR29A-P-300.

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

- 3 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 policy D1 of the London Borough of Camden Local Plan.

Informative(s):

- 1 Reasons for Granting Permission (Delegated).

This application is for the variation of condition 2 of permission ref: 2016/4464/P dated 04/11/2016 for the erection of side and rear infill extensions to the existing single storey side/rear extensions and associated alterations, to allow a minor material amendment to allow an altered roof form, change in material finish, and the installation of 2 x windows.

The proposed alteration is considered to be acceptable and more in keeping with the host property than that originally approved under 2016/4464/P. The previous application utilised a mix of materials (including horizontal cladding) and roof heights/forms. The current application seeks a more commensurate approach to the design, and whilst 2 x rooflights are proposed, given their discrete nature and positioning to the rear of the property, these are considered to be acceptable.

The property is located outside of a conservation area, and there are no nearby listed buildings which would be affected by the proposal. The scheme would be contained to the rear of the property and would not be immediately visible in public views; it would not cause harm to the character and appearance of the property, and no internal alterations are proposed which would impact on the quality of accommodation provided as a result of the amendment.

The development would otherwise remain as assessed and approved in permission ref: 2016/4464/P dated 04/11/2016.

The planning history of the site was taken into account when coming to this decision. No responses were received following public consultation on this scheme.

The proposed development is in accordance with Policies A1 & D1 of the Camden Local Plan, the London Plan (2016), and National Planning Policy Framework (2012).

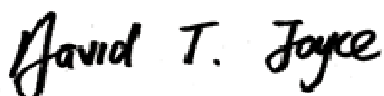
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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