

Application ref: 2018/1223/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 21 August 2018

**Development Management**  
Regeneration and Planning  
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The Design Works  
32 Grange Road Plympton  
Plymouth  
PL7 2HY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**48 Shoot-up Hill**  
**London**  
**NW2 3QB**

**Proposal:**

Variation of condition 3 (approved plans) of planning permission 2016/1089/P dated 07/09/2016 (excavation of basement with front and rear lightwells; alteration of the residential mix to comprise 4x1-bed and 3x2-bed units and associated works) Namely, alterations to the internal layout and residential mix comprising 4 x 2 Bed and 3 x 1Bed flats; new window arrangement at all levels; lowering of the ground level under the footprint of the building; new external staircase to front elevation; installation of 3 x rooflights to the rear elevation; new disabled access and erection of bin and cycle storage to the front elevation, following the reduction of the existing ground level.

Drawing Nos: Superseded: GAL 228 (PC) 001; GAL 228 (PC) 002; GAL 228 (PC) 003C; GAL 228 (PC) 004C.

Proposed: 161115/LP/01, 161115/PC/003 REVH, 161115/PC/ 004 REVH, 161115/P/07 REVO, 161115/P/08 REVC, GAL228 (PC) 002, GAL 228 (PC) 003 REVC, Design and Access Statement commissioned by the Design Works date 04 July 2018 and Brochure of the Stairiser SR & CR Inclined platform lifts.

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 the original planning permission ref 2016/1089/P dated 07/09/2016.

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.

- 3 For the purposes of this decision, condition no. 3 of planning permission 2016/1089/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 161115/LP/01, 161115/PC/003 REVH, 161115/PC/ 004 REVH, 161115/P/07 REVO, 161115/P/08 REVC, GAL228 (PC) 002, GAL 228 (PC) 003 REVC, Design and Access Statement commissioned by the Design Works date 04 July 2018 and Brochure of the Stairiser SR & CR Inclined platform lifts.

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

- 4 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment by Lyons O'Neill Structural Engineers hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A5 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The cycle storage hereby approved shall be provided in its entirety prior to the first occupation of any of the units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought for external and internal alterations to the scheme, including the change the change the residential mix to 4 x 2 Bed and 3 x 1Bed Flats.

The basement would be lowered by an additional 300mm to match the light well at lower-ground level, by virtue of its limited depth the change in floor level would be considered acceptable. The changes to the residential mix and the layout of the internal floor space would represent an improvement to the plan form of the host building. Overall, the seven flats would have gross internal areas (GIA) of 379sqm, 113.2sqm (basement), and 105sqm (on the ground floor), 102sqm (first floor) and 58.94sqm at second floor level.

The 1 bedroom flats at basement, ground and first floors would be below the 50sqm floor space required by the National space standards and the units would measure approximately 46.1sqm, 47.1sqm and 45sqm respectively. However, considering the majority of the units of the previous planning permission (2016/1089/P) did not accord with London Plan residential space standards, the current shortfall is considered no worse than the approved scheme. The two bedroom flats would fall short of the required 61sqm for a 2Bed 3P flat by between 2sqm to 5sqm. All the units would benefit from good levels of natural light, outlook and ventilation. Moreover, the residential mix would provide high priority housing in accordance with Local Plan policy H7.

No objection is raised to the replacement windows to the front, rear and side elevations which would all be timber framed and the installation of three roof lights to the rear roof slope are considered acceptable in design terms.

The vertical slope to the front elevation would be reduced by approximately 900mm, removing the external staircase and glass balustrade to the front elevation. New windows are proposed at lower ground floor level. New pillars are

proposed to the entrance of the existing vehicle crossover with would be widen to promote better access to and from the public highway.

The disabled access has been revised and a chair platform lift is proposed, the Council's building control access officer was consulted and raised no objection providing the proposed steps have contrasting nosings and meet part M4(1)1.8.

The proposed cycle provision has been submitted and assessed by the Council's transport planners who where satisfied with the proposed cycle storage for 10 bikes, which would be step free and would be fully enclosed. The proposed arrangements are considered satisfactory in accordance with Policy T1 of the London Borough of Camden Local Plan 2017. The proposed refuse storage is also considered appropriate in terms of its size, access and location.

There would be no changes to the parking provision at the site and a S106 legal agreement has been agreed by the applicant which ensures that the site will be car capped to limit the impact of the proposal on the local transport infrastructure.

The new window arrangement would not exacerbate current levels of overlooking at the site and would not harm neighbouring amenity as a result.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with policies A1, A5, D1, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; Fortune Green and West Hampstead Neighbourhood Plan 2015 and the National Planning Policy Framework 2012.

- 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 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.
- 3 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).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

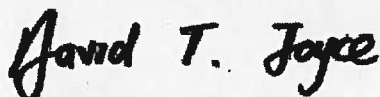
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

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