

Application ref: 2020/3949/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 14 December 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

N/A  
38A Napier Road  
London  
N17 6YE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 3**  
**90 Shoot-Up Hill**  
**London**  
**NW2 3XJ**

Proposal:

Erection of single storey rear extension following demolition of existing lean-to extension and installation of new rear window at ground floor level

Drawing Nos: 275A, 276B, 210C, 202C, 200C, 110B, 100A & 102A,

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 275A, 276B, 210C, 202C, 200C, 110B, 100A & 102A, 175

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is similar to the recently expired permission for a rear extension granted under Ref. 2017/4483/P dated 10/10/2017. There has been no material change to the policy or site context that would impact on the acceptability of the proposal.

On Officers request, the depth and height of the proposed extension has been revised to allow for a subservient relationship to the host building.

The proposed extension is considered acceptable by reason of its size, location, detailed design and materials. The proposed extension would infill the space between the existing outrigger and the boundary with no.92. The depth of the rear extension would terminate no further than the existing part-width outrigger. The extension roof would slope away from the boundary with no.92 and will be 3m in height on the boundary. At this scale it is considered a subordinate addition to the host building. In design and materials it would comprise white aluminium bi-folding doors opening out to the garden, and multi-stock red brickwork to match the existing. The overall design is considered acceptable and the proposal will not cause any detrimental harm to the character of the host property or the surrounding area.

A new window is proposed for the existing rear outrigger at ground floor level. It would be of an appropriate design, scale and position and sensitive to the host building. As such, it is acceptable.

Views of the extension would be fairly limited, as it would sit behind the existing boundary wall with the adjacent property no. 92 projecting only a further 1m above the boundary wall. Given that the proposed extension will have a pitched roof sloping up away from the boundary wall with no.92 there are no concerns with regard to loss of light, or sense of overbearing effect resulting from the extension. The property to the east will be unaffected due to the existing outrigger at the host property. Overall there would be no undue harm to residential amenity.

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

decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer