
From: Felix Moldenhauer [REDACTED]
Sent: 07 November 2023 17:54
To: Planning Planning
Subject: Comments on 2023/3714/P (Certificate of Lawfulness, 57 Hillfield Rd): Balcony added

Dear Camden Planning team,

As direct neighbour (living in 55 Hillfield Road), I want to raise my concerns with respect to application **2023/3714/P** for a Certificate of Lawfulness regarding an "Existing dormer extension" at 57 Hillfield Road, London, NW6 1QD.

While the proposal describes an extension of the existing loft dormer under Permitted Development rights, it also **adds a balcony at roof level** on the plans - conveniently omitting it in the description of the proposal.

Since developments including the construction of a balcony are explicitly excluded from Permitted Development under Class B "additions to the roof", the **proposed development will require planning permission**. [see: [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015, Schedule 2, Class B.1\(e\)\(i\)](#)]

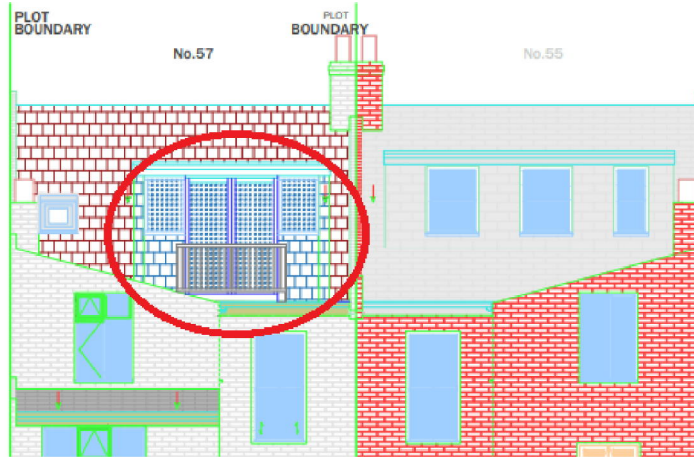
Since "lawful development is development [...] for which planning permission is not required", a **certificate of lawfulness cannot be issued for this application**.

Finally: even under a planning application, the addition of a balcony at roof level should be refused, since it would result in a undue loss of privacy from overlooking my garden. No such development was ever approved in the whole terrace.

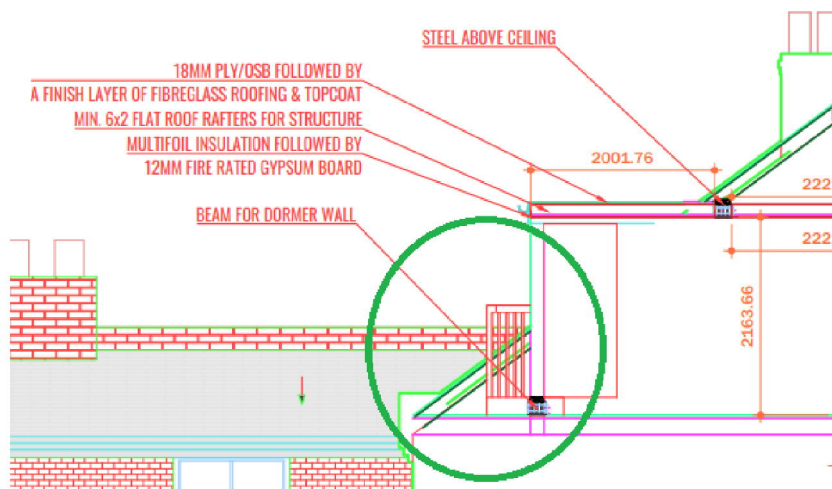
Thanks and kind regards,
Felix Moldenhauer
[REDACTED]

PROPOSED

- proposed rear elevation shows extended dormer AND a balcony (see [file](#)):



- proposed loft section shows the balcony (see [file](#)):

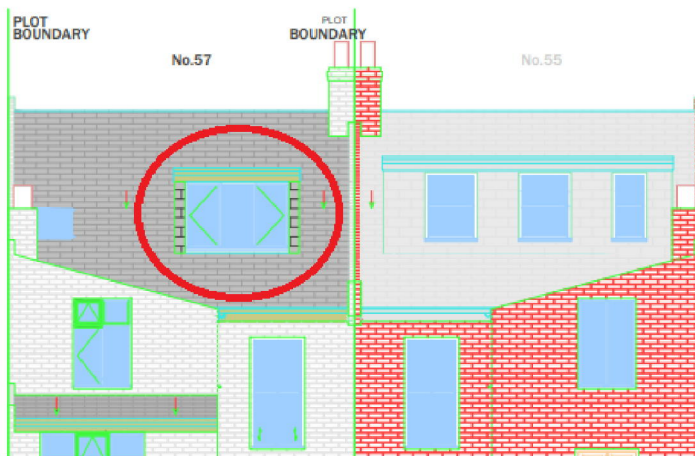


- photo of built dormer:



EXISTING:

- existing rear elevation only shows the smaller dormer (see [file](#)):



- photo of existing dormer:

