

Application ref: 2023/3295/P  
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Date: 21 November 2023

**Development Management**  
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Debtal Architecture Ltd.  
72 Bury New Road  
Prestwich  
Manchester  
M25 0JU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**1 Hillfield Road  
London  
NW6 1QD**

Proposal: Non-Material Amendment to planning permission reference 2019/3109/P dated 26/05/21 for excavation of basement including new front bay window and front garden area. Erection of single storey rear extension and green roof above, installation of two rooflights to front roofslope and replacement dormer window to rear roofslope in the creation of one additional residential unit. Erection of bin and bike store to rear. NAMELY: Extend the lower ground floor to the back to allow for a larger bedroom inclusive of an en-suite and a walk-in wardrobe.

Drawing Nos: Amended:

HFR-PL-PR\_01E  
HFR-PL- PRO\_02H  
HFR-PL- PRO\_3G  
HFR-PL- PRO\_04H  
HFR-PL- PRO\_05G  
HFR-PL- PRO\_06I  
HFR-PL- PRO\_07E  
HFR-PL- PRO\_08G  
HFR-PL- PRO\_09E  
HFR-PL- PRO\_10E  
HFR-PL- PRO\_12

Revised:

DA22062 - 1 Hillfield Rd - 013.1 - Sections AA and BB  
DA22062 - 1 Hillfield Rd - 004.4 - Proposed GA Plans  
DA22062 - 1 Hillfield Rd - 005.2 - Proposed GA Elevations

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2019/3109/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-

DA22062 - 1 Hillfield Rd - 013.1 - Sections AA and BB  
DA22062 - 1 Hillfield Rd - 004.4 - Proposed GA Plans  
DA22062 - 1 Hillfield Rd - 005.2 - Proposed GA Elevations

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

Informative(s):

1 Reason for granting approval-

The amendments relate to the interior, specifically the end of the lower ground floor plan, which would be redesigned to allow for a larger bedroom, including an ensuite and a walk-in wardrobe. This is a non-material change, and approval is recommended on this basis.

The amendments are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted 2019/3109/P dated 26/05/21. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted under reference number 2019/3109/P and is bound by all the conditions attached to that permission.

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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer