

Application ref: 2024/0835/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 29 May 2024

**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)

TRICON DESIGN  
Studio 21  
497 Sunleigh Road  
Wembley  
HA0 4LY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**22 Hillfield Road**  
**London**  
**NW6 1PZ**

Proposal:  
Replacement of existing conservatory with new single storey rear and infill extension.

Drawing Nos:  
TRICON/22HR/101 Issue A, TRICON/22HR/102 Issue B, TRICON/22HR/103 Issue A,  
TRICON/22HR/104 Issue A, TRICON/22HR/105 Issue B, TRICON/22HR/106 Issue A,  
TRICON/22HR/107 Issue A, TRICON/22HR/108 Issue B, TRICON/22HR/109 Issue B,  
TRICON/22HR/110 Issue B, TRICON/22HR/111 Issue A, TRICON/22HR/112 Issue B,  
Reasonable Exception Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

TRICON/22HR/101 Issue A, TRICON/22HR/102 Issue B, TRICON/22HR/103 Issue A, TRICON/22HR/104 Issue A, TRICON/22HR/105 Issue B, TRICON/22HR/106 Issue A, TRICON/22HR/107 Issue A, TRICON/22HR/108 Issue B, TRICON/22HR/109 Issue B, TRICON/22HR/110 Issue B, TRICON/22HR/111 Issue A, TRICON/22HR/112 Issue B, Reasonable Exception Statement.

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 the requirements of Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

- 4 Prior to commencement of development, full details in respect of the living roof [as shown on drawing TRICON/22HR/110 Issue B] shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site comprises a terraced house located on the southern site of Hillfield Road. The site is not within a conservation area, is not listed, and is not in close proximity to any listed buildings.

The applicant is seeking permission for the replacement of the existing conservatory with a single story full-width and infill rear extension, including two rooflights and a green roof.

The drawings have been amended following officer comments whereby the depth of the extension has been reduced, materials for doors and windows changed from UPVC to timber and aluminium, and a green roof included to the flat roof of the extension.

As a result of the size, design, and location of the proposed extension, it is considered to preserve the character and appearance of the host building and surrounding area. It would have a height of 3m and depth of 3m when measured from the rear elevation of the existing closet wing. The revised extension depth would be less than the existing conservatory and is acceptable, as well as consistent with other rear extensions along this side of Hillfield Road (e.g. 18 Hillfield Road, granted under reference 2017/4784/P on 10/10/2017). The extension would appear as subservient to the host building, and an acceptable amount of garden amenity space would be retained. The proposed materials, which include brick to match the existing building, and timber and aluminium windows and doors are appropriate. The two rooflights are appropriately sized and sited so as to be acceptable, and the green roof would mitigate against the loss of garden space and help soften the visual impact of the extension. A condition has been attached to secure the details of the green roof.

Due to the scale and sitting of the proposal (e.g. its single story nature and sloped roof), the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook, privacy, or overlooking. The edge of the extension closest to no.20 would slope towards the boundary, reducing any impact with regards to overshadowing and light availability. The rooflights would also not be considered to result in unacceptable light spill, especially as there would be less than currently exists from the glazed roof of the conservatory. A condition has been attached to prevent the flat roof of the extension being used as a roof terrace, to protect neighbouring amenity.

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

As such, the proposed development is in general accordance with Policies D1 and A1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer