

Application ref: 2024/0328/P
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Date: 4 June 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mutiny Architecture
Work.Life Camden
13 Hawley Crescent
London
NW1 8NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
33 Hillfield Road
London
NW6 1QD

Proposal:

Erection of a single-storey side and rear extension.

Drawing Nos: 227-EX-100-00 Site Plan, 227-EX02-100-01 Existing Ground Floor Plan, 227-EX02-200-01 Existing Section AA, 227-EX02-300-01 Existing Elevations, 227-PL02-100-01 Proposed Ground Floor Plan, 227-PL02-101-01 Proposed First Floor Plan, 227-PL02-200-01 Proposed Section AA, 227-PL02-300-01 Proposed Elevations, Design 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:

227-EX-100-00 Site Plan, 227-EX02-100-01 Existing Ground Floor Plan, 227-EX02-200-01 Existing Section AA, 227-EX02-300-01 Existing Elevations, 227-PL02-100-01 Proposed Ground Floor Plan, 227-PL02-101-01 Proposed First Floor Plan, 227-PL02-200-01 Proposed Section AA, 227-PL02-300-01 Proposed Elevations, Design 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.

- 4 The flat roof of the rear extension at ground floor level shall not be used as a roof terrace, sitting out area, or other amenity space and shall only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal is for an extension that projects beyond the existing rear closet wing by 3 metres and a side infill extension adjoining it, following the removal of existing rear lean to extension. The scheme has been amended to reduce the height of the extension and introduce a sloped roof along the boundary of 31 Hillfield Road.

The scale of the rear extension would be a subordinate addition to the host property and its depth would not disrupt the established rear building line of surrounding properties along this side of Hillfield Road, many of which appear to have similar extensions granted permission or have used their permitted development rights to extend in this location. Sufficient outdoor amenity space would remain as a result of this development.

The materials would be brick to match existing, with aluminium framed doors on the rear elevation, with a sloped roof and 2 x glazed rooflights, all of which is considered acceptable.

31 Hillfield Road

The land levels at this property are approximately 0.5m higher than the host site and the extension would protrude above the existing fence by approximately 0.5 m on this boundary. The proposed extension, due to

differing land levels, location, design and scale would not harm the amenity of this adjoining residential occupier in terms of the loss of natural light, outlook, light spill or added sense of enclosure.

35 Hillfield Road

The existing lean to extension runs along this boundary, although it would measure 1 metre less than what is being proposed, the extension is unlikely to result in significant residential amenity impacts to this neighbouring property due to its scale and design.

A condition will be attached to the planning permission to prevent the flat roof from being used as a terrace to protect the amenity of adjacent neighbouring properties.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021, the National Planning Policy Framework 2023 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 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) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer