

Application ref: 2024/0744/P
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Date: 19 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Turner Architects Ltd
9 Kemerton Road
London
SE5 9AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Hillfield Road
London
NW6 1PZ

Proposal: Erection of single storey side/rear infill rear extension, installation of new glazed windows/doors to existing two storey rear wing, erection of rear dormer extension and rooflights to main roof.

Drawing Nos: HI: 001-A1 C, 100-A1 C, 101-A1 C, 102-A1 C, 103-A1 C, 105-A1 C, 200-A1 C, 201-A1 C, 202-A1 C, 203-A1 C, 300-A1 C, 301-A1 C

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 drawings:

HI: 001-A1, 100-A1, 101-A1, 102-A1, 103-A1, 105-A1, 200-A1, 201-A1, 203-A1, 300-A1, 301-A1

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey side/rear infill rear extension, installation of new glazed windows/doors to existing two storey rear wing, erection of rear dormer extension and rooflights to main roof.

Single-storey rear/side infill extensions alongside the original 4-storey rear wings are noted at several neighbouring sites (including the immediately adjoining site, 32 Hillfield Road). The proposed flat-roofed 3.05m high infill extension with brick facade would not harm the appearance of the site, the townscape or the amenity of any neighbouring occupiers of adjoining flats or houses.

The site does not lie in a Conservation Area and the new glazed window/doors on the lower and upper ground floors of the 4 storey rear outrigger would be similar in size and siting to others in the terrace and not harmful to the appearance of the site.

The proposed upper ground floor window would not result in any more overlooking than existing.

The new rear dormer window (and rooflight on the rear roofslope) would be similar in size and siting as that at no. 32 (permitted in 2008 - planning permission 2008/1901/P) and set in from the top, bottom and both sides of the roof, it would not be excessive, incongruous or harmful to the appearance of the roofscape. The new rooflight would also be in keeping with those at neighbouring sites.

The new rear dormer extension and rooflight would not result in any undue overlooking, overshadowing or loss of aspect from any habitable rooms, gardens or terraces at any neighbouring sites.

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 A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer