

Date: 26th March 2012

Our Ref: Enq 01819

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Dear Mr Weidner

Town and Country Planning Act 1990 (as amended)

Re: The Cottage, Hilltop Road, NW6

Proposal: Replacement of existing flat roof with pitched roof and rear extension

Thank you for your enquiry in relation to the site above. After viewing the plans submitted and our site visit on the 23rd March 2012, I have the following comments to make on your proposals.

Relevant Policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>

Conclusion

In summary, whilst a pitched roof is likely to be considered acceptable in view of the street-scene, your proposals should demonstrate to the Council how they would not impact negatively upon the amenities of neighbouring occupiers by way of: outlook; sunlight; and daylight. I would therefore recommend you refer to Development Policy DP26 of Camden's Local Development Framework and Camden Planning Guidance (CPG) 6.

You will appreciate that the above represents my opinion as an officer of the Council and does not commit the Department or Council in any way.

Yours Sincerely

Nicola Tulley
Planning Officer (West Team)
London Borough of Camden