

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/08/11	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2011/3937/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2A Hillfield Road London NW6 1QE				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Renewal of planning permission granted on 4/8/2011 (ref. 2008/2487/P) for erection of a roof extension to the existing two-storey single-family dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant renewal of planning permission					
<b>Application Type:</b>		Renewal of Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The application site is located on the south side of Hillfield Road and is a mid-terrace 2 storey dwellinghouse. The property is not listed nor is it located in a conservation area. It is noted that given the layout of the adjoining properties and the surrounding streets the rear elevation of the building is not visible from the public realm.

The adjoining properties to the east have been extended at roof level to the rear with large dormer style extensions and roof terraces have been formed on the rear projecting wings. A review of planning records indicates that these works have been undertaken as permitted development.

## Relevant History

### 2007/3199/P

An application for planning permission was withdrawn 21/08/2007. The application sought permission for *Erection of a roof extension with turret to the front elevation, plus erection of an additional storey to the existing two-storey wing with glass balustrades to facilitate the use of the new flat roof as a terrace, and all to create additional living accommodation for the existing dwellinghouse.*

### 2008/0449/P

Certificate of lawfulness (proposed) for the erection of railings around the flat roof of the projecting rear wing of the single dwellinghouse was issued on 14/02/2008.

### 2008/2487/P

Erection of a roof extension to the existing two-storey single-family dwellinghouse (Class C3) – Approved

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning guidance SPD (2011)

## Assessment

### Overview

This application is for renewal of planning permission reference 2010/2487/P which was granted on 29/01/08 for the erection of a roof extension to the existing two-storey single-family dwelling house (Class C3). No alterations above and beyond those already permitted are proposed.

The original permission was granted on 04/08/08 and was still extant at the point the planning application was received (application received on 03/08/11 and registered 05/08/11).

Communities and Local Government Guidance for extensions to the time limits for implementing planning permission advises that the development proposed in an application for extension will, by definition, have been judged to be acceptable at an earlier date. Therefore the planning authority should only focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission.

### Development Plan policies

The original application was assessed against policies in the 2006 Unitary Development Plan, which have now been replaced by the Camden Local Development Framework Core Strategy and Development Policies DPDs. There has not been a material change in the approach taken in the Core Strategy and Development Policies compared to the UDP that would materially alter the assessment of the proposals.

### Conclusion

It is considered that there have been no significant material changes on or adjacent to the site since the granting of the original permission which would affect the positive determination of the application.

The conditions attached to the original permission are still considered to be relevant and should be applied to the new permission.

**Recommend: Approval.**

### Disclaimer

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