

Mr Amos Sivan Bires
ASB Architects
215 Somatra House
West End Lane
West Hampstead
London
NW6 1XJ

Application Ref: **2015/3789/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4A Hillfield Road
London
NW6 1QE

Proposal: Creation of second floor rear balcony, rear dormer extension, repositioning of front door and associated landscaping including new refuse store.

Drawing Nos: 05 Rev.C; 06 Rev.E; 07 Rev.E; 08 Rev.D; 09 Rev.C; 010 Rev.D; 011 Rev.H; 012 Rev.G; 013 Rev.F; 014 Rev.B.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 05 Rev.C; 06 Rev.E; 07 Rev.E; 08 Rev.D; 09 Rev.C; 010 Rev.D; 011 Rev.H; 012 Rev.G; 013 Rev.F; 014 Rev.B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 A 1.8 metre high screen, details of which shall be submitted to and approved in writing by the local planning authority, shall be erected on the western elevation prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

Camden Planning Guidance (CPG1, paragraph 4.7) states that dormers should be sufficiently below the ridge of the roof in order to avoid projecting into the roofline

when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. The proposed rear dormer does not meet the required circumstances, however would be in line with the existing rear dormers at the adjacent properties and would match in terms of materials, design and proportions. In the context of the rear dormers at the adjacent properties, the proposal is considered acceptable. The proposed balcony is considered to be an appropriate design by virtue of it mirroring the design and form of the existing balconies along this terrace.

The proposed rear dormer extension, owing to its location would not harm neighbour amenity in terms of daylight, sunlight or outlook. The proposed rear balcony would however give rise to mutual overlooking between the balconies at the neighbouring property and the application site. To prevent this, a condition requiring the installation of a privacy screen is recommended. With regard to the impact of the proposal on the neighbouring occupiers to the rear, the application site is located in a high density urban area, where distances between overlooking windows/balconies is less than ideal. There is already overlooking from existing rear balconies and windows, it is therefore considered that no further overlooking will result from the implementation of this proposal.

The proposed new garden fence and retaining wall will closely match the existing boundary treatment in terms of materials, scale and design. The existing fence and wall are in need of repair, it is therefore considered that the proposed works will enhance the appearance of the street scene. The works are not considered to have a harmful impact on the amenity of any adjoining occupiers.

Similarly, the proposed new front/side wall is considered appropriate in terms of materials, scale and design. Low front walls are characteristic of the area and the materials are sensitive to this location.

The proposed landscaping of the front garden including the repositioning of the garden path is considered to ensure a high standard of visual amenity and would enhance the site as a whole. A variety of plant species and types have been proposed which are considered to enhance the biodiversity of the area. The negative effect of removing the existing planting is considered to be outweighed by the positive effects of the proposed planting scheme.

The proposed new bin store will be discreetly positioned behind the proposed new front wall and will not be readily visible from the street and therefore have limited impact upon the street scene.

The proposal to bring forward the front door in line with the properties front elevation is considered acceptable and would mirror alterations made to neighbouring properties. Furthermore, the design of the proposed new front door will exactly match the dimensions, proportions, panelling and glazing of the original door in accordance with Camden Planning Guidance (CPG1, paragraph 4.7).

The site's planning history and relevant appeals have been taken into account when coming to this decision. One objection was received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment