

Mr Robert Wilson
Granit Chartered Architects Ltd
Studios 18-19
16 Porteus Place
London
SW4 0AS

Application Ref: **2015/5006/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
86 Hillfield Road
London
NW6 1QA

Proposal: Enlargement of the existing rear dormer window, formation of a third floor roof terrace, insertion of 3 roof lights on the front roofslope and alterations to the third floor rear window.

Drawing Nos: Location Plan, 1516/EX/001, 1516/EX/002, 1516/EX/003, 1516/EX/004, 1516/EX/005, 1516/EX/006, 1516/EX/007, 1516/EX/008, 1516/EX/009, 1516/EX/010, 1516/P/100, 1516/P/101, 1516/P/102 Rev C, 1516/P/103 Rev C, 1516/P/104, 1516/P/105 Rev C & 1516/P/106 Rev C and Design & Access 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 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: Location Plan, 1516/EX/001, 1516/EX/002, 1516/EX/003, 1516/EX/004, 1516/EX/005, 1516/EX/006, 1516/EX/007, 1516/EX/008, 1516/EX/009, 1516/EX/010, 1516/P/100, 1516/P/101, 1516/P/102 Rev C, 1516/P/103 Rev C, 1516/P/104, 1516/P/105 Rev C & 1516/P/106 Rev C and Design & Access Statement.

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

Informative(s):

- 1 Reason for granting permission:

The proposed replacement rear roof dormer and third floor roof terrace are considered to be acceptable in design terms. The presence of the existing rear roof dormer has established the principle of a rear dormer on the roof slope. Planning permission was approved for a similar development at no 96 Hillfield Road (Ref 2010/3393/P) in 2010. The proposed roof dormer would be greater in scale than the existing dormer but would remain secondary and subordinate to the host property and roof integrity. The position of the windows on the dormer would reflect the existing fenestration on the host property below. The dormer complies with Development plan document policy DP24 and design guidance set out in CPG1.

The proposed third floor roof terrace would be formed by converting a 6.7sqm portion of the mono pitch, rear roof return, to a flat roof. The modest area utilised for the terrace and the location of the proposed terrace set away from the edges of the rear return, by approximately 1.6m, would maintain the majority of the roof integrity and result in no discernible harm to the character of the roof when viewed from the rear.

The location and modest size of the terrace is not considered to result in harmful overlooking or privacy concerns to neighbouring habitable windows or the private garden areas of neighbouring properties. The adjacent property no 88 has no side facing window and the private area directly to the rear of the property would be obscured direct views from terrace. On balance the terrace would be considered acceptable in terms of its harm to neighbouring amenity, complying with Development plan document policy DP26.

33 Neighbouring occupiers were consulted on the application. No comments have been received prior to making this decision. 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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



Ed Watson
Director of Culture & Environment