

Mrs Rebecca Durham
Arthurell and Kirkland
19 Wharfdale Road
London
N1 9SB

Application Ref: **2016/5746/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

15 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Flat 1
73 Hillfield Road
London
NW6 1QB**

Proposal:

Variation of Condition 3 (plans) attached to permission ref: 2015/5979/P dated 26/01/16 to allow for various alterations to design including new side/alterd rear fenestrations at ground floor, rendering of approved rear extension and replacement of existing first floor extension.

Drawing Nos: Superseded drawings: Site location plan 461/100, 461/01; 02, 03, 04, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A.

Drawings for approval: (Prefix 1180_): 10_A, 11, 12, 13, 14, 15, 16, 17, 18, 19; Covering Letter dated 19 Oct 2016

The Council has considered your application and decided to grant permission.

1 REPLACEMENT CONDITION 03:

The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 1180_): 10_A, 11, 12, 13, 14, 15, 16, 17, 18, 19;



Covering Letter dated 19 Oct 2016

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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission 2015/5979/P dated 26/01/16.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 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.

Informative(s):

- 1 Reasons for granting permission.

The erection of a single storey rear extension and associated alterations to the dwelling was previously assessed and approved by planning permission ref 2015/5979/P (dated 26/01/16). This application seeks to vary the approved plans and documents to include the following variations from the approved scheme: the addition of sliding doors to the side elevation; variation to the design of the rear ground floor fenestrations to include a three panelled bi-fold door. The variations proposed would also now include the replacement of existing features at first floor level (the metal railing and small closet rear extension).

The proposed ground floor amendments would not significantly alter the appearance of the approved extension and would utilise materials that remain in keeping with the host dwelling. It is considered that these variations would not cause any detrimental impact to the host property and would act to enhance the appearance and function of the approved extension. The proposed replacement first floor rear extension and railing would replace the existing elements maintaining the same plan form and the extension would not be of greater height than the existing lean-to element. The replacement of this element, which appears rather tired, would therefore not be objectionable and would likely improve the overall appearance of the rear of the property.

By virtue of the existing side boundary treatment, as well as the fact that the replacement first floor lean to and railings would match the heights and footprints of existing, the proposed alterations are not considered to lead to any harm to neighbouring residential amenity in terms of loss of light, outlook, privacy or sense

of enclosure.

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 CS5, CS10 and 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 as well as Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

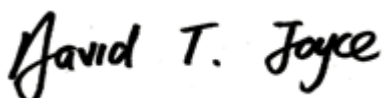
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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



David Joyce
Executive Director Supporting Communities

