

Mr Lee Turner  
LJT Architects Ltd  
130 Hither Green Lane  
Hither Green  
London  
SE13 6QA

Application Ref: **2016/5903/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

16 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**25 Hillfield Road**  
**London**  
**NW6 1QD**

Proposal: Erection of single storey replacement rear extension, side extension; roof light to the front elevation and first floor window to side elevation (Class C3).

Drawing Nos: 248\_P\_001; 248\_P\_002; 248\_P\_003; 248\_P\_004; 248\_P\_005; 248\_P\_006; 248\_P\_007; 248\_P\_101 (dated 09/02/2017); 248\_P\_102 (dated 09/02/2017); 248\_P\_103 (dated 09/02/2017); 248\_P\_104 (dated 09/02/2017); 248\_P\_105 (dated 09/02/2017); 248\_P\_106 (dated 09/02/2017); 248\_P\_107 (dated 09/02/2017); 248\_P\_108 (dated 09/02/2017); Site Location Plan.

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 248\_P\_001; 248\_P\_002; 248\_P\_003; 248\_P\_004; 248\_P\_005; 248\_P\_006; 248\_P\_007; 248\_P\_101 (dated 09/02/2017); 248\_P\_102 (dated 09/02/2017); 248\_P\_103 (dated 09/02/2017); 248\_P\_104 (dated 09/02/2017); 248\_P\_105 (dated 09/02/2017); 248\_P\_106 (dated 09/02/2017); 248\_P\_107 (dated 09/02/2017); 248\_P\_108 (dated 09/02/2017); Site Location Plan.

Reason:

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

- 4 Before the development hereby permitted is first occupied, the proposed first floor window in Plan number 248\_P\_104 dated 9/2/2017 shall be glazed with obscured glass and non-openable below a height of 1.7m above the internal floor level and shall be maintained as such thereafter.

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.

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey infill extension would be approximately 6m in depth, however would be setback 2m from the end of existing building line. The replacement rear extension would not project beyond the end of the existing building line. The side infill extension would be 2.8m high on the boundary, however given the difference in ground level it would only be 2.3m high on the boundary with the neighbouring site at no. 23. The extension would be constructed to match the host building, with a modern glazed roof proposed.

The neighbouring site at no. 23 has a lean-to structure along the boundary, which would be of similar height to the infill proposed. The proposal has been amended so that the proposed infill extension aligns with the depth of the neighbouring lean-

to structure. It is considered when taking into account the nature of the neighbouring site and the height of both the lean-to structure and the infill extension of no. 23, the size, design and materials of this extension are considered to be acceptable. Given this, the proposed side extension would not adversely impact on the appearance of the host building or the wider area and would be subordinate to the host building.

The replacement rear extension has been amended to match the adjoining site at no. 27 and has been reduced in scale from the original proposed to not extend beyond the existing building line. The proposed replacement rear extension is considered to be of an appropriate size and scale and is viewed as subordinate to the host dwelling. Due to the depth of the side and replacement rear extension it is viewed that a reasonable proportion of useable private amenity space is able to be maintained to the rear of the existing dwelling house.

It is viewed that the size, location and height of both the side and rear extension will not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed extension will align with the lean-to structure at no. 23 and as such will impact adversely in terms of loss of outlook/sunlight. For the neighbouring property at no. 27 the extension would not extend beyond the building line and therefore is considered to be acceptable.

With regards to the additional roof light and side window, these are both considered acceptable. The proposed velux roof light to the front elevation is considered to be an appropriate addition and would not harm either host building or the wider street scene. The proposed side window located at first floor level is considered to be acceptable, subject to the window being glazed with obscured glass and non-openable below a height of 1.7m above the internal floor level and would not result in any unacceptable loss of privacy.

No objections/comments have been received with regards to the proposal. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012. Furthermore, the proposal accords with Policies A1 and D1 of the Draft Camden Local Plan 2015.

- 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).

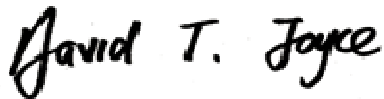
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities