

Ms Georgina Turvey
Peek Architecture Ltd
12-13 Poland Street
Noland House, Second Floor
London
W1F 8QB

Application Ref: **2017/3762/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

6 September 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 rear extension at ground floor level to single dwelling house (C3)
Drawing Nos: EX000; EX101; EX102; EX103; EX104; PL401 (A); PL402 (B); PL403 (A);
PL404 (B); DESIGN & ACCESS STATEMENT: 25 HILLFIELD ROAD, LONDON NW6
1QD

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX000; EX101; EX102; EX103; EX104; PL401 (A); PL402 (B); PL403 (A); PL404 (B); DESIGN & ACCESS STATEMENT: 25 HILLFIELD ROAD, LONDON NW6 1QD

Reason:

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

- 4 The roof of the extension hereby approved shall not be used as a terrace without prior consent from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning