

More Space
MoreSpace
112 Gunnersbury Avenue
Ealing
London
W5 4HB

Application Ref: **2017/4784/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
18 Hillfield Road
LONDON
NW6 1PZ

Proposal: Erection of a lower ground floor rear/side extension to rear of garden flat.

Drawing Nos: Site location plan, 01, 02, 03, 04.

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 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:

Site location plan, 01, 02, 03, 04.

Reason:

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for an extension that projects beyond the existing rear closet wing by 3 metres and a side infill extension adjoining it, following the removal of existing rear conservatory and spiral staircase.

The scale of the rear extension would be a subordinate addition to the host property and its depth would not disrupt the established rear building line of surrounding properties along this side of Hillfield Road, many of which appear to have similar extensions granted permission or have used their permitted development rights to extend in this location. There would still be sufficient outdoor amenity space remaining as a result of this development.

The materials would be brick to match existing, with concertina doors on the rear elevation, with sloping roof on the infill extension and flat felt roof on the rear extension, all of which is considered acceptable.

It is understood that the first floor owners have agreed to the removal of the spiral staircase, which provides access to the rear garden from 1st floor. The proposal would be located a sufficient distance away from windows of adjoining properties for there to be no adverse impacts on the amenity of adjoining residential occupiers. The infill extension would be only be 2 metres on the boundary with No.16 Hillfield Road, and the depth of the replacement rear extension would only be a minor 3 metres depth to No.20's boundary, both of which is considered not to have a material impact on daylight or outlook to harm the neighbour's amenity.

A condition will be attached to the planning permission to prevent the flat roof from being used as a terrace.

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 A1 and D1 of the Camden Local Plan 2017 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.

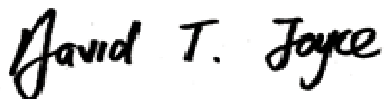
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, 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.

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
Director of Regeneration and Planning