

Matthias Hamm
spaceAgent Architects Ltd.
52 Great Eastern Street
London
EC2A 3EP

Application Ref: **2017/5459/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

14 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
96 Hillfield Road
LONDON
NW6 1QA

Proposal:

Demolition of the existing rear extension; erection of a single storey side and rear extension at lower-ground floor level; and 3 x rooflights to the front roofslope.

Drawing Nos: Site Plan Existing: (HFR_): E01c, E02c, E03c, E04c, E06c, E07c, E08c.
Proposed: (HFR_): P01e5, P02e5, P03e5, P04e5, P06e5, P017e5 and P08e5.

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: Drawing Nos: Site Plan. Existing: (HFR_): E01c, E02c, E03c, E04c, E06c, E07c, E08c. Proposed: (HFR_): P01e5, P02e5, P03e5, P04e5, P06e5, P017e5 and P08e5.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

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

Informative(s):

- 1 Reasons for granting permission:

A single storey side and rear extension at lower-ground floor level (after demolition of existing) and installation of three rooflights are overall considered to be acceptable. Similar side and rear extensions have been granted at No.'s 84A and 88 Hillfield Road in 2014 (planning permission reference: 2014/3805/P and 2014/1371/P respectively) and rooflights are common in the local area.

The extension would be screened from the street behind the bulk of the existing dwelling and would not be visible in any public view/streetscene. The side extension would be 2 metres in height on the boundary to No. 94, and would be approximately 6.8m in depth along this boundary. The rear extension would be approximately 3.1 m deep on the boundary to No. 96, approximately 0.7m deeper than the existing extension. The proposed rear extension would be approximately 3m in height.

The proposed extension would infill a small section above the existing extension. The two elements would appear differently, offering a break in the design, setting apart the side and rear extension. The extension would not be overly large in size, relative to the plot and host dwelling and sufficient garden space would be retained. The viability of a green roof to the flat roof was explored by the applicants however due to the design of the revised roof form, this would not be sustainable in this location.

The roof of the side extension would be constructed from grey slate and the roof of the rear extension would be grey fibreglass. Openings to both the rear and side extension would be made from aluminium, powder coated matt grey. External walls of the proposed extension would be constructed from matching stock bricks, in keeping with the host dwelling. It is therefore considered that the size, design and materials of the proposed extension would be in keeping with the host building and adjoining dwellings in the terrace. Overall the proposed extensions would remain acceptable in terms of the impacts caused to the host property and row of dwellings. No concerns are raised regarding the size, number and location of proposed rooflights to the front roofslope.

To the rear on the main building at no.94 is a small shed. It is acknowledged that this shed would currently affect outlook from the bedroom, and the presence of the shed in this location implies that outlook from this window must not be highly valued. Further, it is also noted that this window at No. 94 is of a large size, rising above the proposed boundary wall. Other windows at No. 94, at lower-ground floor level are non-habitable, or serve rooms that benefit from secondary openings. Further, No. 94 benefits from a conservatory style extension to the rear, which has openings to the side and the rear. At No. 98 two obscure glazed windows serving a bathroom are located to the rear of the building. Further, the size, location and height of the proposal would not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy for adjoining occupiers. A condition is recommended to ensure that privacy of neighbouring residents is protected.

Two objections have been received from neighbours and have been duly considered. The sites 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 policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with policies 2 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 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.

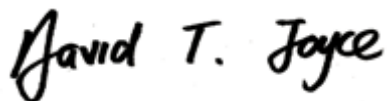
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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
Director of Regeneration and Planning