

Mr Michael Boalch  
Hut Architecture  
Studio 408  
134-146 Curtain Road  
London  
EC2A 3AR

Application Ref: **2017/6038/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

8 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**40 Hillway**  
**London**  
**N6 6HH**

Proposal:  
Proposed erection of single storey rear extension to dwellinghouse (class C3)

Drawing Nos: E001, E010, E011, E012, E013, E030, E031, E032, E033, E040, 010 revision A, 010 revision A, 011 revision A, 012 revision A, 013 revision A, 030, 031 revision A, 032 revision A, 033 revision A, 040 revision A.

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 and D2 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:

E001, E010, E011, E012, E013, E030, E031, E032, E033, E040, 010 revision A, 010 revision A, 011 revision A, 012 revision A, 013 revision A, 030, 031 revision A, 032 revision A, 033 revision A, 040 revision A.

Reason:

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

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

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is considered to appear as a modest addition which would be read as subservient to the main dwelling. The proposal would be full width, however it is considered to read as subservient given its revised reduced depth to 4m along the shared boundary with no. 42 and 3.7m along the shared boundary with no. 38. It is also noted that full width extensions are in situ at neighbouring properties including nos. 38, 34, and 30 Hillway. The proposed extension would be in keeping with the existing pattern of development and would not have a harmful impact on the character or appearance of the host building or the surrounding conservation area. It is therefore considered acceptable in terms of design, scale and location.

The proposed rear extension would project 3.7m from the rear elevation of the main property along the shared boundary with no. 38, in line with the rear elevation of the existing single storey extension at this neighbouring property. Furthermore the existing rear extension at no. 42 would project further rearwards than the proposed extension. It is therefore considered that the impact of the proposed extension would be mitigated by the existing built form at these neighbouring properties. The proposal would not therefore result in any harmful impact on the amenity of the adjoining properties in terms of daylight, outlook or privacy and

would be considered acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two objections were received during the course of this application. They have been considered and taken into account along with the site history and relevant appeal decisions.

As such, the proposal is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. 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.
- 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning