

Studio McLeod  
The Studio  
320 Kilburn Lane  
London  
W9 3EF

Application Ref: **2017/6289/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 3686

12 January 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 1**  
**43 Hillfield Road**  
**LONDON**  
**NW6 1QD**

Proposal: Erection of a ground floor single storey rear and side extension; Replacement of rear door and side facing rear window; Erection of front garden bin store

Drawing Nos: 153-SU-B-L01, 153-SU-B-L02, 153-SU-B-P01, 153-SU-B-P02, 153-SU-B-P03, 153-SU-B-P04, 153-SU-B-P05, 153-SU-B-P06, 153-PL-B-101, 153-PL-B-102, 153-PL-B-103, 153-PL-B-104, 153-PL-B-105, 153-PL-B-106, 153-PL-B-107, 153-PL-B-108, 153-PL-B-109

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed ground floor rear extension, by reason of its overall depth, width, scale and massing, would result in an overly dominant and obtrusive addition to the host building and fail to respect the local context and character of surrounding properties. As such it fails to comply with London Borough of Camden Local Plan 2017 policy D1.



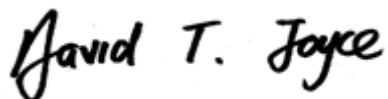
- 2 Insufficient detail has been provided in respect of the design and appearance of the proposed front garden bin store. Notwithstanding this, the structure would be unacceptably large. As such, the proposal would be detrimental to the visual amenity and established character of the host building and surrounding streetscene contrary to policy D1 of the Camden Local Plan 2017.

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