

Application ref: 2018/1408/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 4 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

ELA Design  
Beechcroft Riverside Avenue  
Broxbourne  
EN10 6RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**47 Hillfield Road**  
**London**  
**NW6 1QD**

Proposal:

Erection of a single side and rear extension at ground floor level for ancillary residential floor area (Class C3).

Drawing Nos: ELA/1 REVA, ELA/2 REVA, ELA/3 REVA, ELA/4 REVA, ELA/6 REVA, ELA/7 REVA, ELA/13 REVA and ELA 16 REVA.

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: ELA/1 REVB, ELA/2 REVA, ELA/3 REVA, ELA/4 REVB, ELA/6 REVB, ELA/7 REVB, ELA/13 REVB and ELA 16 REVA.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would infill the patio adjacent to the closet wing and project approximately 2.0m beyond the rear elevation, following the demolition of the existing closet wing extension, and the wraparound addition would have an overall footprint of approximately 23sqm. The neighbouring properties to the east of the host building consist infill rear additions. Such as, 47A, 49 and 51 Hillfield Road. The host building is not within a CA, most properties in the local area feature rear and/or side extensions, often constructed under PD. Consequently, the proposed extension would not lead to a disruption to the uniform pattern of development or appear incongruous within the local area. The extension would retain the same depth with no.51 and project approximately 2.0 beyond the boundary with no. 47a (800mm further than the existing closet wing extension). The proposed wraparound addition would consist of a flat roof, with the extension measuring approximately 2.5 - 2.9m in height, 7.0m in depth, and 2.0 to 5.6m in width. The extension is obscured from any public view, with private views being afforded only from the neighbouring properties to the rear as well as a limited number of upper floor rear windows from properties along Agamemnon Road.

The proposed extension is considered a respectful and harmonious architectural response to the host property, distinguishing itself from the original building. The extension is considered to be sympathetic to the character and appearance of the host dwelling. Within the limited private views afforded, the proposed mono pitched roof would soften and improve the appearance of the dwelling.

The existing timber screen associated with the lower-ground floor light well would be replaced with glass balustrade and the existing ground floor window would be bricked-up. No objection is raised in regards to the design and appearance.

The proposals would not affect the amenity of the occupiers of no.47a Hillfield Road, as the side elevation of the closet wing to the adjacent property is a blank façade (i.e. it does not contain any windows or doors), and although the extension would extend approximately 2.0 metres further than the rear extension to this property, this would not be sufficient to have any impact on outlook or daylight and sunlight.

The proposed floor plans indicate that a bedroom at basement level would receive light from an existing rear light well, which is located between the existing closet wing of the host building and the boundary with no.47a Hillfield Road. It is intended that the light well will remain with the extension built around it. Furthermore, the garden is north facing. It is therefore considered that the proposed works would not have an unacceptable impact on the light that is currently available to this basement room. As the ground and basement floors are part of the same unit this is considered to be acceptable in this case. It is worth noting that the lightwell provides the only source of daylight and ventilation to the bedrooms at ground and basement level.

The site's planning history has been taken into account when coming to this decision. No comments were received in relation to the application.

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 1, 2 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

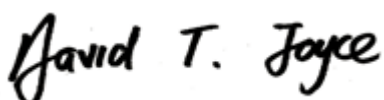
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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