

Application ref: 2018/5659/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 15 January 2019

Development Management
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London Borough of Camden
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London
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
40 Hillway
London
N6 6HH

Proposal:

Erection of a full width single storey rear extension to a single family dwelling
Drawing Nos: Design and Access statement, Planning statement, Daylight and Sunlight Study, H433_Location Plan, H433_Proposed ground floor plan, H433_proposed first floor plan, H433_Proposed second floor plan, H433_Proposed roof plan, H433_Proposed front elevation, proposed side elevation, H433_proposed rear elevation, H433_Proposed section 01, E010_REV_Existing ground floor plan, E011_Existing first floor plan, E012_Existing second floor plan, E013_Existing roof plan, E030_Existing front elevation, E031_existing north elevation, E032_Existing rear elevation, E033_Existing south Elevation, E040_Existing Section 01

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 [Design and Access statement, Planning statement, Daylight and Sunlight Study, H433_Location Plan, H433_Proposed ground floor plan, H433_proposed first floor plan, H433_Proposed second floor plan, H433_Proposed roof plan, H433_Proposed front elevation, proposed side elevation, H433_proposed rear elevation, H433_Proposed section 01, E010_REV_Existing ground floor plan, E011_Existing first floor plan, E012_Existing second floor plan, E013_Existing roof plan, E030_Existing front elevation, E031_existing north elevation, E032_Existing rear elevation, E033_Existing south Elevation, E040_Existing Section 01]

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

- 4 The flat roof of the extension hereby approved shall not be used as a roof terrace or other amenity space.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 Reasons for granting permission.

The proposed single storey rear extension is considered acceptable given the presence of similar neighbouring extensions. It is noted that full width extensions are in situ at neighbouring properties including nos. 38, 34, and 30 Hillway. The depth of the extension would be set back from the single storey rear extension at no. 42 and would project slightly ahead of the single storey rear extension at neighbouring no. 38. 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 existing rear extension at no. 42 would project further rearwards than the proposed extension. The proposed rear extension would project 1.5m ahead of the rear elevation of the existing single storey extension at this neighbouring no.38. It is therefore considered that the impact of the proposed extension would largely be mitigated by the existing built form at these neighbouring properties. The neighbouring property at no.38 would retain sufficient outlook from the rear facing openings and there would be no added sense of enclosure created. A daylight report has been submitted with the application which demonstrates that there would be no loss of light to no. 38 and no. 42. A condition is attached to this decision to require that the flat roof of the extension is not used as a roof terrace or other outdoor amenity space. 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.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered. As such, the proposal is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and the policies of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

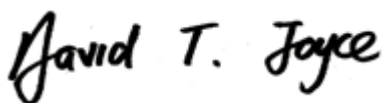
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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

