

Application ref: 2017/7030/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 9 April 2018

Development Management
Regeneration and Planning
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Studio McLeod
The Studio
320 Kilburn Lane
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W9 3EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Drawing Nos: Site Location Plan, 153-SU-D-P03 Rev A, 153-SU-D-P04, 153-PL-E-101 Rev C, 153-PL-E-102 Rev C, 153-PL-E-103 Rev C, 153-PL-E-104 Rev C, 153-PL-E-105 Rev C, 153-PL-E-106 Rev C, 153-PL-E-107 Rev C

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: Site Location Plan, 153-SU-D-P03 Rev A, 153-SU-D-P04, 153-PL-E-101 Rev C, 153-PL-E-102 Rev C, 153-PL-E-103 Rev C, 153-PL-E-104 Rev C, 153-PL-E-105 Rev C, 153-PL-E-106 Rev C, 153-PL-E-107 Rev C

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension replaces an existing conservatory and original ground floor closet wing element with a contemporary style rear addition. The extension is full width across its rear section, and extends to a depth of 2.5m beyond the building's original footprint. The proposed depth is 1.9m less than the existing extensions and is broadly in line with the building line of neighbouring extensions.

The proposal preserves a courtyard area within the side return across a 3.5m depth from the principal rear elevation and this reduces the extension's impact both in overall scale, mass and bulk. Proposals include the alteration of a window and door within the courtyard and no objection is raised to these changes within this context. Through reducing the depth compared to the existing additions, and the preservation of the open courtyard element, the extension is considered to remain overall subordinate to the host property. The extension would not be visible from the public realm and it is considered that the proposal still allows for the retention of a reasonably sized and usable rear garden.

Plans have been revised to reduce the bulk and mass of the rear extension by reducing its height and simplifying its roof structure. Plans were also amended to omit alterations to the front boundary wall and the erection of front garden bin stores.

The proposal will reduce development against the boundary of no. 41 and as such will have a positive impact on the amenity of this neighbour. The principal ground floor rear windows within the side return at no. 45 are elevated 1.8m above the natural ground level at this property. This, together with the 3.5m deep courtyard space at the innermost section of the side return is considered to mitigate impact on amenity to an acceptable level.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

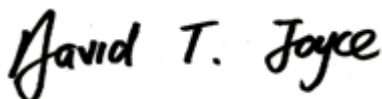
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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