

Application ref: 2018/5111/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 17 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Jim Smith
Studio McLeod
The Studio
320 Kilburn Lane
London
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:

Excavation of basement extension including front and rear lightwells; Erection of single storey rear extension and front garden bin store including new front boundary wall
Drawing Nos: 153-SU-F-L101, 153-SU-F-L102, 153-TP-F-101, 153-SU-F-P101, 153-SU-F-P102, 153-SU-F-P103, 153-SU-F-P104, 153-SU-F-P105, 1153-SU-F-P106, 153-SU-F-P107, 53-PL-F-101 Rev B, 153-PL-F-102 Rev A, 153-PL-F-103 Rev A, 153-PL-F-104, 153-PL-F-105 Rev A, 153-PL-F-106 Rev B, 153-PL-F-107 Rev B, 153-PL-F-108 Rev A, 153-PL-F-109, 153-PL-F-110 Rev A, 153-PL-111 Rev A, Basement Impact Assessment ref 17420 revision B (26/02/2019)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 153-SU-F-L101, 153-SU-F-L102, 153-TP-F-101, 153-SU-F-P101, 153-SU-F-P102, 153-SU-F-P103, 153-SU-F-P104, 153-SU-F-P105, 1153-SU-F-P106, 153-SU-F-P107, 53-PL-F-101 Rev B, 153-PL-F-102 Rev A, 153-PL-F-103 Rev A, 153-PL-F-104, 153-PL-F-105 Rev A, 153-PL-F-106 Rev B, 153-PL-F-107 Rev B, 153-PL-F-108 Rev A, 153-PL-F-109, 153-PL-F-110 Rev A, 153-PL-111 Rev A, Basement Impact Assessment ref 17420 revision B (26/02/2019)

Reason:

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

- 3 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.

- 4 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Basement Impact Assessment) ref 17420 Revision B prepared by Symmetrys Ltd hereby approved, including but not limited to the requirement to limit horizontal movements to 4mm in order to maintain a maximum of Category 1 damage.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Permission for the proposed single storey rear extension was granted under 2017/7030/P on 9th April 2018. The 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 would be 1.9m less than that of the existing extensions and would be broadly in line with the building line of neighbouring ground floor extensions.

The proposal creates an external rear lightwell 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 this courtyard and no objection is raised to these changes within this context. 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.

The property contains an existing cellar area with head height of 1.7m across part of the building footprint. The proposal would excavate this cellar downwards by 1.3m, and extend the existing area by a maximum 6.2m to the rear to form a single storey habitable basement level 3.1m high beneath the host building footprint, with lightwells to the front and rear. Front lightwells can be seen on a number of other properties along Hillfield Road, including the adjoining no. 45. The proposed front lightwell at no. 43 would extend a max 2.3m to the front, but preserve a significant amount of front garden space at street level, and as such would not result in unacceptable impact to the character of the frontage. The overall scale and extent of basement extension complies with Camden Policy Guidance. A Basement Impact Assessment has been audited by the Council's appointed engineers and found to be acceptable and in compliance with policy.

Following concerns over the height of the proposed front boundary wall, plans were revised to drop the level of the bin store and propose a height more consistent with the prevailing character seen along Hillfield Road. Plans were revised to include an internal staircase and other changes to the internal arrangement.

The proposal would reduce development against the boundary of no. 41 and as such would 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.

The proposals have been reviewed by the Council's Transport Planner and the provision of a Construction Management Plan has not been considered necessary given the scale and context of development.

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.

The proposal is in general accordance with Policies D1, A1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2017 and National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer