

Application ref: 2019/3609/P
Contact: Sofie Fieldsend
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Date: 24 October 2019

Development Management
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PERCEPTIONS
95 BRIDGE LANE
LONDON
NW11 0EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat 1
60 Hillfield Road
London
NW6 1QA

Proposal: Variation of condition 3 (approved drawings) of planning permission 2018/0098/P dated 30/05/2018 for 'Erection of single storey rear extension to existing lower ground level and extension to existing raised patio at lower ground level with new rear access steps; namely alterations to extension's height and material.

Drawing Nos: Superseded drawings: 456-01F; 456-02D and 456-03C.
Amended drawings: 456-01G; 456-02E; 460-03D and letter from BVP dated 15th October 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 the original planning permission ref 2018/4749/P dated 19/12/2018.

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 For the purposes of this decision, condition no.3 planning permission 2018/0098/P dated 30/05/2018 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

456-01G; 456-02E; 460-03D, 456-04D, 456-05D, site location plan and letter from BVP dated 15th October 2019.

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

- 4 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal will increase the height of the extension from 2.2m on the boundary to 2.5m (an increase of 0.3m). It is considered that this increase is marginal and the extension is still considered to be subordinate in scale in relation to the host property and would not be out of character with the extensions found along this side of Hillfield Road. The materials are also proposed to change from brick to white render. It is noted that the existing rear elevation at ground is painted brick and there are examples of other rendered extensions along this side of Hillfield Road. This change of materials is not considered to be out of keeping with the host property, street or wider area.

These proposed amendments are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme. The proposed alterations are considered to preserve the character and appearance of the host property and the wider area.

Concerns were raised in the original application that the extension given its depth could result in loss of light to the neighbour at 62 Hillfield Road and the

height of the extension was lowered on the boundary. However, in this current application a daylight and sunlight letter has been provided. This shows that the extension would comply with the 45degree angle test for light from the neighbour's side facing lower ground floor window. Whilst the extension may cause some loss of light to residential occupiers of number 62 Hillfield Road this is not considered to be excessive and it would not justify refusing the application.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance and neighbouring amenity considerations.

No comments or objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 as well as Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer