

Application ref: 2019/4621/P
Contact: Alyce Jeffery
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Date: 6 February 2020

Development Management
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Mr Alexander Sebba
3, Hillfield Road
London
NW6 1QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
3 Hillfield Road
London
NW6 1QD

Proposal:
Erection of a full width single storey side/rear extension.
Drawing Nos: Design and Access Statement; 0620/PP; 0320/PP; 0220/PP Rev 1

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed single storey rear and side extension, by reason of its depth, height, bulk, mass and design would be overly large and disproportionate in size to the original building and would be detrimental to the character and appearance of the host property and the surrounding area contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed single storey rear and side extension, by reason of its depth, height, bulk and mass would cause harm to the residential amenity of the neighbouring property above by way of sense of enclosure, loss of outlook, and loss of daylight/sunlight, contrary to Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Officers are concerned that the drawings submitted in support of the application show the true ground floor level of the subject site or the adjoining site no. 5 Hillfield. It was evident on site that the ground level of no. 3 is higher than no. 5, however this is not accurately shown or annotated on the drawings.

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