

Application ref: 2020/3512/P
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Date: 24 September 2020

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Elevations Ltd
55-57 Maygrove Road
London
NW6 2EE

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**3 Hillfield Road
London
NW6 1QD**

Description of the proposed development:

Erection of single storey side/rear extension (measuring 6m deep, 2.36m wide, between 3-4m high given part sloping roof and 3m in height to the eaves) to existing dwellinghouse (Class C3).

Information that the developer provided to the local planning authority:

Drawing Nos: Site location plan; (PD-)001 rev A, 002 rev A, 005 rev B.

Reason for refusal:

- 1 The proposed single storey extension, by reason of its siting, depth, height and

bulk, would result in a dominant addition which would cause unacceptable harm to the residential amenity of the adjoining ground floor flat at No. 5 Hillfield Road by way of an increased sense of enclosure, loss of outlook, and loss of daylight/sunlight. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

Informative(s):

- 1 Officers are concerned that the drawings submitted in support of the application do not show the true ground floor levels of the subject site or the adjoining site at 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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment

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