

Application ref: 2020/3242/P
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Date: 2 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

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KDB BUILDING DESIGNS LTD
Unit 17 Wadsworth Business Centre
21 Wadsworth Road
Perivale
UB6 7LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
57 Hillfield Road
London
NW6 1QD

Proposal:
Erection of single storey ground floor side infill extension.
Drawing Nos: HILR57: PL01

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: HIL57 PL-01

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

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension would align with the existing 2/3 storey outrigger at the rear of the site and would be one storey in height, with matching brick walls and a tiled roof. As such, the extension would be subordinate in scale and in keeping with the design, form and appearance of the host building and the terrace and it would not result in significant harm to the character or visual amenity of the area. There are existing single storey side infill extensions of a similar size, siting and design at nos. 47, 49 and 51 Hillfield Road.

Due to its size, siting and design, the proposal would not result in any significant loss of amenity for any adjoining occupiers. It would project 8m in depth beyond the rear elevation of the main building at the adjoining site, 55 Hillfield Road. Its height would be approx. 2m on the boundary with this site, with only the nearest section to the house with pitched roof form projecting above that. It should be noted that the ground level at the site of the proposal is below the floor level of the adjoining room on the ground floor at no. 55 Hillfield Road and that, for a large part, the proposal would be no higher than the existing boundary fence. Given the relative height of the windows at the rear of 55 Hillfield Road and the height of the proposal, it is considered that there would not be an excessive loss of light or outlook to the habitable room windows of no.55 in the main building or the rear outrigger.

There would be no windows facing any rooms or the garden at 55 Hillfield Road so there should be no undue overlooking.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were 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 and 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 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 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.
- 4 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



Daniel Pope
Chief Planning Officer