

Application ref: 2020/4603/P  
Contact: Adam Greenhalgh  
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Date: 2 December 2020

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Adrian Ionescu  
Elevations LTD  
55-57 Maygrove Rd,  
West Hampstead,  
NW6 2EE

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 single storey side/rear extension , linking in to existing rear outrigger and single storey rear extension

Drawing Nos: Location Plan, PD-012 A (Existing), PD-012 A (Proposed), Design & Access Statement, Daylight & Sunlight Letter (Waldrams Ltd - July 2020)

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/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/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 The site levels are not clearly represented on the application drawings. It has been possible to assess the proposal on the basis of the information provided but in the event that a revised application is submitted further information on the site levels and the height of the proposal in relation to the adjoining site should be provided

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer