

Application ref: 2020/4971/P
Contact: Adam Greenhalgh
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Date: 23 December 2020

Development Management
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Elevations LTD
55-57 Maygrove Rd,
West Hampstead
London
NW6 2EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**3 and 5 Hillfield Road
London
NW6 1QD**

Proposal:

Erection of single storey rear and side extensions to both ground floor flat at 5 Hillfield Road and house at 3 Hillfield Road.

Drawing Nos: PD-001 A, PD-002 A, PD-004 B, PD-005 A, Design & Access Statement

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 extensions, by reason of their combined depth, height, bulk and design, would be overly large and disproportionate in size to the original buildings. They would be detrimental to the character and appearance of the host properties and 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.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you

must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 typed name.

Daniel Pope
Chief Planning Officer