

Application ref: 2020/3375/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 29 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Interi Group
17 Bryant Road
Hayes
UB5 6LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
50 Hillfield Road
London
NW6 1PZ

Proposal:
Erection of a single storey infill rear extension
Drawing Nos: IG 2011 / SV01, IG 2011 / SV02, IG 2012 / PP01, IG 2012 / PP02, IG
2012 / PP03, Site location Plan

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: IG 2011 / SV01, IG 2011 / SV02, IG 2012 / PP01, IG 2012 / PP02, IG 2012 / PP03, Site location Plan.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would infill the side return space at lower ground level along the boundary with No.48 Hillfield Road. The proposed rear extension would project off the main rear wall to a depth of 3.90m. It would comprise a monopitch roof with a ridge height of 2.6m and an eaves height of 2.5m.

The proposed extension would appear visually subordinate at lower ground level with its flat roof being set down 0.5m below the cill of the ground floor windows. The proposed white render finish and aluminium framed door would be of a style and design similar to existing and would appear as a contemporary addition within the context of the garden area. The proposed bulk and design would appear complementary to the host property and would not harm the character and appearance of the host building or wider terrace context.

The proposed 2 rooflights would be acceptable within the context and their modest size would not give rise to adverse lightspill to neighbours.

The proposed extension's height of 2.5m along its boundary wall with No.48 would be modest within its setting, given that ground level at No.48 is higher than that at No.50. Given the proposed infill extension's modest depth and height, it is not considered that it would give rise to a harmful loss of light or outlook. No new opening side facing openings is being proposed thus there would be no loss of privacy.

No objections have been received prior to making this decision. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.

- 3 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.

- 4 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).

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