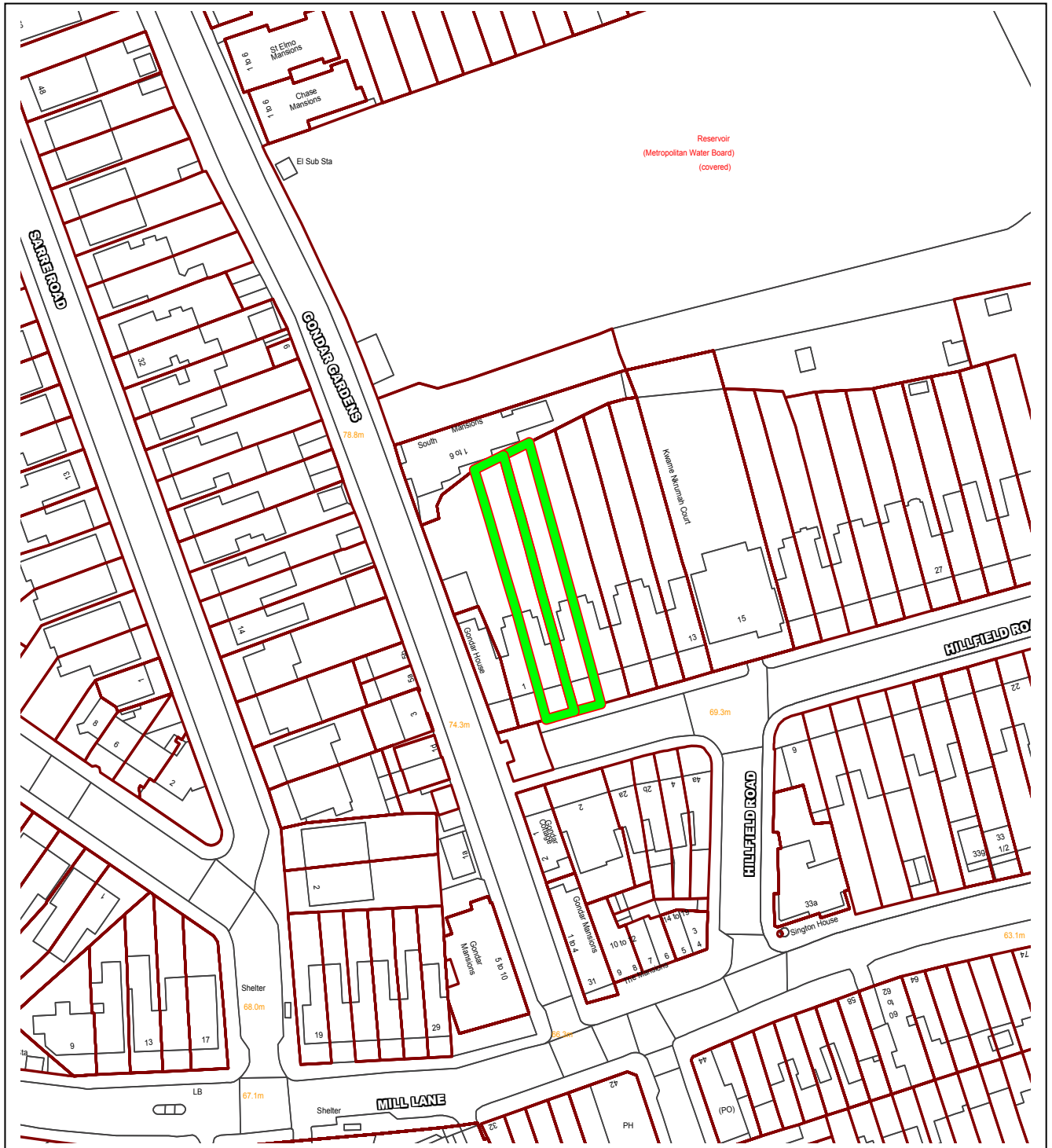


# 2020/4908/P Flat 1, 3 and 5 Hillfield Road



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Image 1. Existing rear elevation looking towards both properties

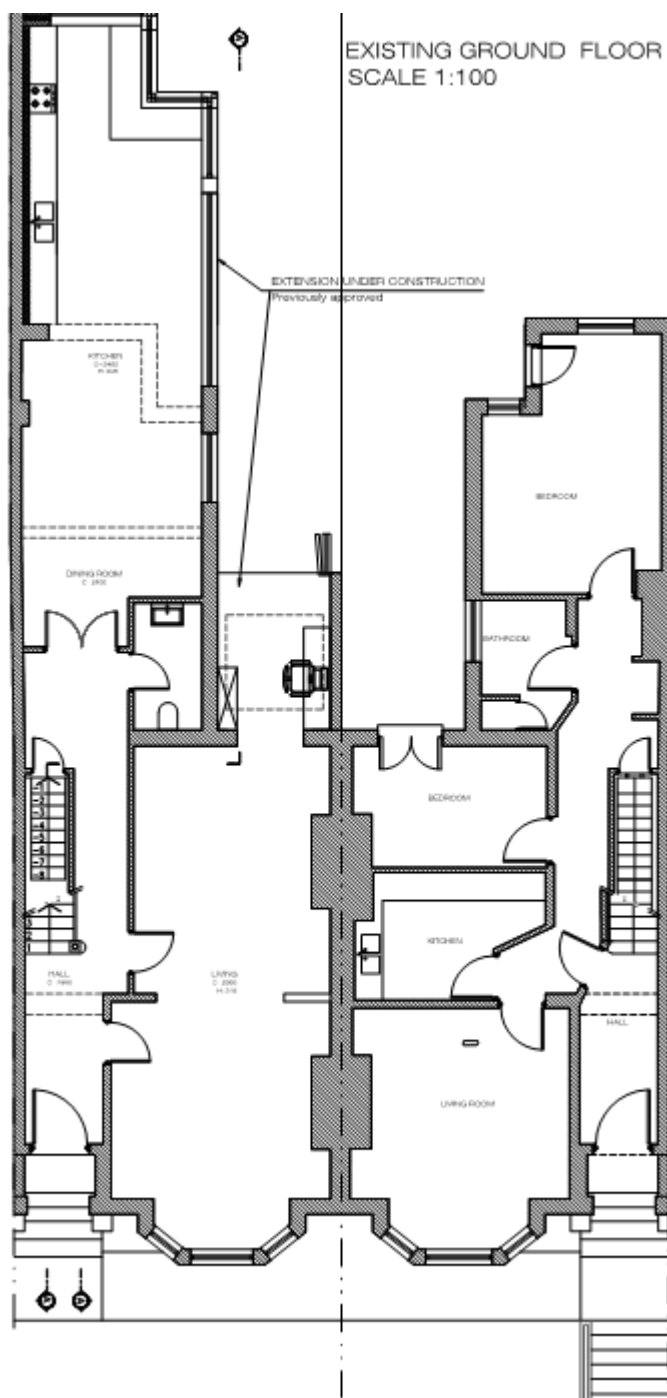


Image 2. Existing ground floor plan

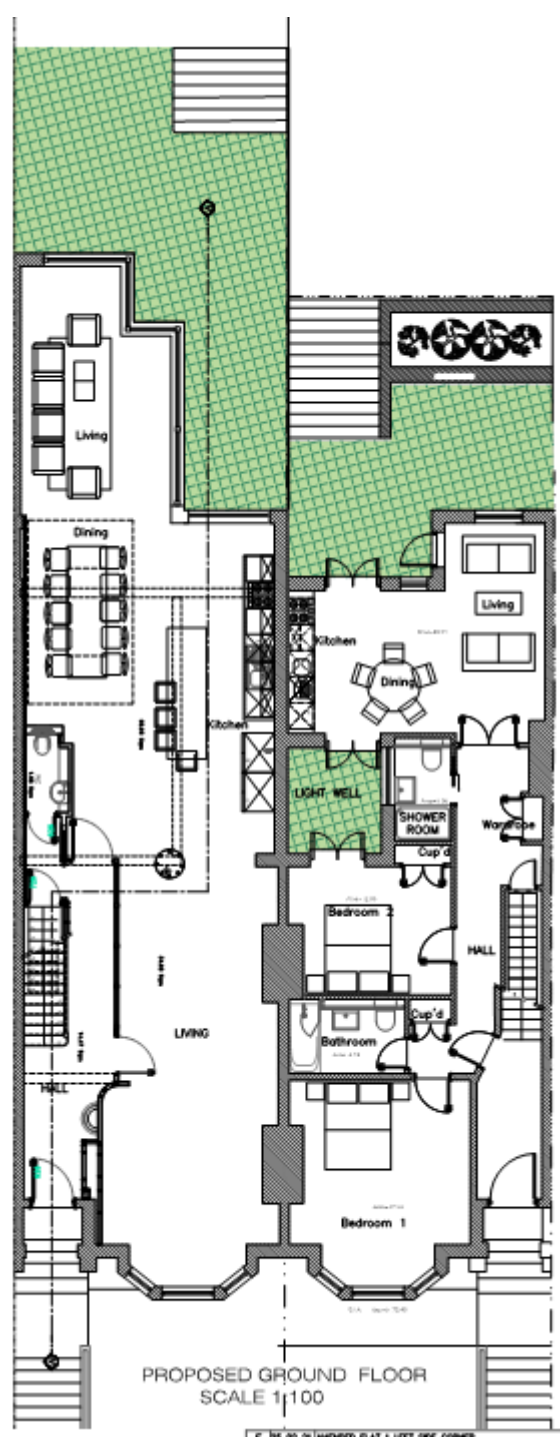


Image 3. Proposed ground floor plan



Image 4. Existing rear elevation.



Image 5. Showing the construction of the rear extension at no.3 Hillfield Road





Image 6. Proposed rear elevation

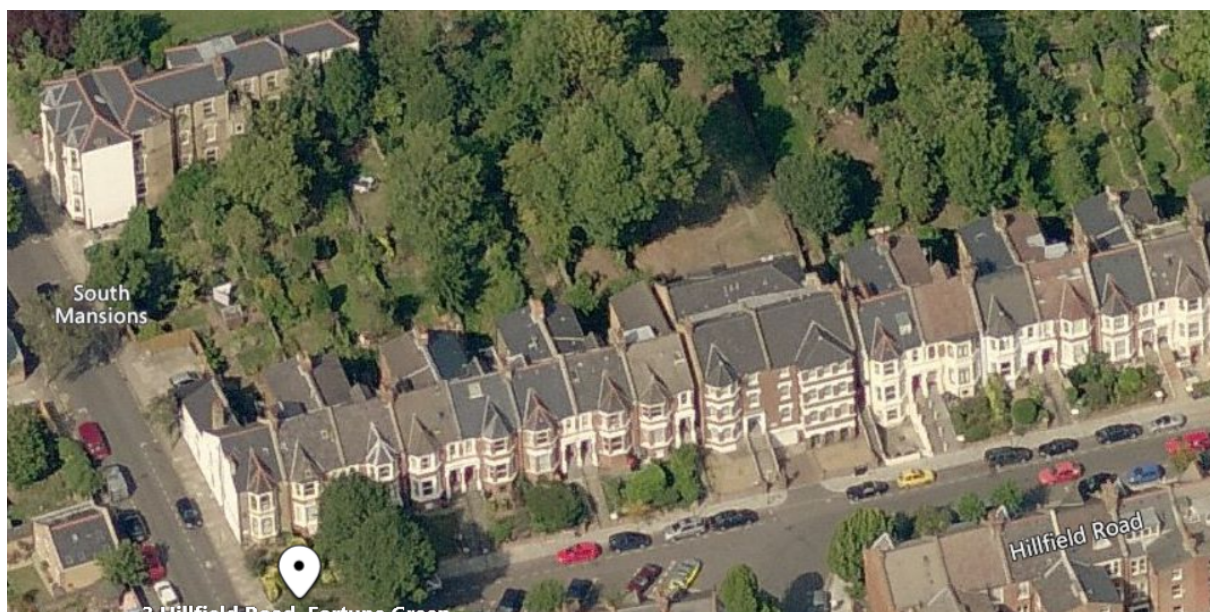


Image 7. Aerial view with South Mansions

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/12/2020
<b>MEMBERS BRIEFING</b>		N/A / attached		<b>Consultation Expiry Date:</b>	02/01/2021
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2020/4908/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
3 Hillfield Road and flat 1, 5 Hillfield Road London NW6 1QD			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a joint single storey ground floor rear/side infill extension (incorporating lightwell) to No.5 Hillfield Road and a single storey rear/side infill extension at No.3 Hillfield Road.					
<b>Recommendation(s):</b>		Grant planning permission subject to s106			
<b>Application Type:</b>		Full Planning Permission			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	09	No. of objections	09
			No. electronic	09		
Summary of consultation responses:	A site notice was displayed on 11/12/2020 and the consultation period expired on 02/01/2021.					
	9 objections have been received from the following addresses:  1. 3 South Mansions; 2. 7 Hillfield Road; 3. Flat 5 Sington House, 33a Milk Lane; 4. 3 x No.4 Hillfield Road; 5. Flat 2. 5 Hillfield Road; 6. 2B Hillfield Road; 7. Flat3. 5 Hillfield Road;  The following objections have been received:  <b>Design</b>  1. The design would be unsightly and clumsy additions; 2. The proposal would spoil the character of the area; 3. Loss of garden space; 4. The view from the bedroom is an eyesore; 5. The proposal would be an overdevelopment 6. The proposal is hardly “subservient to the host building; 7. The proposal at no 5 side return to be filled in but the proposal is then to build out further; 8. The proposal is to join the two buildings via the extension; 9. Garden Grabbing; 10. Out of Character; 11. green spaces turned into bricks and mortar; 12. The slopes on which the houses are built this end of Hillfield Road means that most building work will translate into damages to neighbouring properties;  <b>Officer’s response;</b> 1. Please see the design assessment in section 2.0 below; 2. Please see the design assessment in section 2.0 below; 3. The enlargement of the rear extension element of the proposal has been omitted from the scheme the extensions being proposed would infill the side patio areas; 4. The extension proposed would be erected along the shared boundary wall at ground floor level the view across the property from the flank elevation is already compromised due to the existing two storey closet wing extension; 5. Given the scale, mass and setting the infilling of the flank elevation in this location is not considered as an overdevelopment;					

6. Given the scale, mass, setting and location the infilling of the flank of the closet wing the proposed extension would have limited visual impact;
7. Please see the design assessment in section 2.0 below;
8. Please see the design assessment in section 2.0 below;
9. Please see the design assessment in section 2.0 below;
10. Please see the design assessment in section 2.0 below
11. Please see the design assessment in section 2.0 below
12. No excavation work is being proposed as part of this scheme;

**Amenity**

- Loss of privacy to upper ground floor flats and to the rear of South Mansions;
- Loss of light and impact on daylight/sunlight to No. 7 Hillfield Road and South Mansions;
- Sense of enclosure with no. 7 Hillfield Road;
- The nuisance caused by the noise with no's 5 and 7 Hillfield Road.

**Officers response:**

1. *Please see the amenity section which is assessed below in section 3.0.*
2. *Please see the amenity section which is assessed below in section 3.0.*
3. *Please see the amenity section which is assessed below in section 3.0.*
4. *Please see the amenity section which is assessed below in section 3.0.*

**Other**

1. The additional extension at no 5 would set a dangerous precedent,
2. Impact on parking space.

**Officer's response;**

1. *Please see the design assessment in section 2.4 below;*  
*Please see the design assessment in section 3.0 below;*

**Fortune Green and West Hampstead Neighbourhood Forum**

Fortune Green and West Hampstead Neighbourhood Forum (NF) object on the following ground:

'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'.

**Officer's response;**

*The host buildings are not located within a conservation area and the works associated with the rear extension at No.3 was allowed on appeal 2015/5336/P on 4/03/2016, is omitted from the scheme. Therefore, the element being assessed as part of this proposal is for the infill additions that would be constructed along the boundary wall of no's 3 and 5 Hillfield Road. Please see the design assessment in section 2.1 to 2.6 below.*



## Site Description

3 and 5 Hillfield Road are both 2 storey (plus basement and roof accommodation) red brick mid terrace buildings. The site are located on the northern side of Hillfield Road which is characterised by terraced properties with similarly 2/3 storey rear projections and one or two further single storey rear extensions. The properties are not located in a conservation area and are not listed. The site is within the Fortune Green and West Hampstead Neighbourhood Area.

No. 3 is in use as a single family dwellinghouse and no. 5 has been converted into 3 flats. The applicant is the freeholder of both buildings. The application relates to the ground floor of the house at No. 3 Hillfield Road and the two bedroom flat on the ground floor of No. 5.

Both buildings have 2/3 storey rear projections. No.3 has started construction at ground floor level by way of a 6m deep single storey extension (see Planning History section below). It also constructed a 3m deep single storey rear/side infill extension (application 2015/4981/P in the Planning History).

## Relevant History

### 3 and 5 Hillfield Road

**2020/4971/P** - Erection of single storey rear and side extensions to both ground floor flat at 5 Hillfield Road and house at 3 Hillfield Road. **Refuse** 23/12/2020.

#### Reason for refusal:

*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.*

### 3 Hillfield Road:

**2020/3034/P** – Erection of a single storey ground floor side/rear extension – **Refused** 27/11/2020.  
Reasons 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.*

**2020/4603/P** – Erection of a single storey side/rear extension linking in to existing rear outrigger and single storey rear extension – Pending decision.

**2019/4621/P** - Erection of a single storey side/rear extension – **Refused** 17/10/2019.

#### Reasons for refusal:

- 1. The proposed single storey rear and 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 and 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.*

**2019/4710/P** – Erection of a single storey side/rear extension – **Refused** 18/10/2019.

**Reasons 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.*

**2015/2075/P** - The erection of a single storey rear infill and rear extension ground floor level – Withdrawn 26/08/2015.

**2015/4977/P** - Erection of single storey rear extension – Refused 09/12/2015.

**2015/4978/P** - Certificate of Proposed Lawful Development erection of single-storey rear extension to single dwellinghouse – Withdrawn 18/09/2015.

**2015/4981/P** – Single storey side/rear extension – Granted 26/10/2015.

**2015/5336/P** – Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof) – Appeal Allowed 14/03/2016.

**2015/5702/P** - Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof) – Withdrawn 27/10/2015.

**2014/1573/P** - Single storey ground floor rear extension (2.9 metres maximum height and 7 metres from rear wall of original dwellinghouse by 4.1 metres width) – **Refused Prior Approval** 08/04/2014.  
Reasons for refusal:

*(1) The proposed extension, by reason of its scale and bulk would result in a dominant addition which would have an unacceptable impact on the amenity of the adjoining neighbour at No. 1 Hillfield Road. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.*

**2014/3319/P** - The erection of a rear dormer roof extension with Juliet balcony and the installation of 1 x rooflight to the front and 2 x rooflights to the rear roof slopes of single dwelling house – **Granted** 11/06/2014.

**2014/3320/P** - Erection of single storey rear extension – **Granted** 03/06/2014.

**5 Hillfield Road:**

**CTP/F3/7/32/31954** – Change of use including works of conversion of two maisonettes into three self-contained flats, one maisonette and small rear extension – granted 27/08/1982

***Other Relevant sites:***

**No, 19 Hillfield Road**

**2020/2208/P** - Demolition of ground floor rear extension, erection of a ground floor rear and side 'wrap-around' extension, rebuilt of first floor rear bay window and installation of 3x front rooflights, Granted 13/11/2020.

**No 25 Hillfield Road**

**2017/3762/P** - Erection of single storey rear extension at ground floor level to single dwelling house (C3). Granted 06/09/2017.

**No 43 Hillfield Road**

**2017/7030/P** - Erection of a ground floor single storey rear and side extension; Replacement of rear door and side facing rear window. **Granted** 09/04/2018

**No 47 Hillfield Road**

**2018/1408/P** - Erection of a single side and rear extension at ground floor level for ancillary residential floor area (Class C3). **Granted** 04/07/2018.

**No 57 Hillfield Road**

2020/3242/P - Erection of single storey ground floor side infill extension. Granted 23/11/2020

**Relevant policies**

**National Planning Policy Framework 2019**

**The London Plan 2021**

**The Camden Local Plan 2017**

Policy A1 (Managing the impact of development)

Policy D1 (Design)

**Camden Planning Guidance 2021**

Design (adopted March 2021)

Amenity (adopted March 2021)

CPG Home Improvements (2021)

**Fortune Green and West Hampstead Neighbourhood Plan 2015**

Policy 2 Design and Character

**Assessment**

**1.0 Proposal**

1.1 Planning permission is sought for:

- No. 5: Erection of single storey infill extension (incorporating lightwell) at ground floor
- No. 3: Erection of a single storey rear/side extension at ground floor.

**No 3 Hillfield Road**



1.2 The proposed single storey infill addition would project 4.3m from the approved 3m single storey rear extension (which is currently under construction ref. 2015/4981/P) creating a 7.8m long rear extension from the original back elevation. It would be approximately 2.2m in width and infill the space between the boundaries shared with no. 5 Hillfield. It would include full height glazing on the rear and side elevations. The proposal would feature a sloping roof light approximately between 4.1 to 3.0m in height with a sloping roof light (1.5m) in depth along the established building line. The infill rear addition would have an additional rooflight that measures approximately 1.1m in depth. The extension would be constructed with matching brickwork and consist of aluminium window with slate tiles.

1.3 In terms of recent background a single storey rear extension that was recently refused under application 2020/4971/P for No.3 and 5 was also a similar depth to the previously refused ref.2019/4710/P on 18/10/2019 for just No.3. The proposal differs from the catalogue of proposals at 3 Hillfield Road (noted in 'Relevant History' above) because it is a joint application for a single storey side extensions at both nos. 3 and 5 Hillfield Road. At no. 3 this previously refusal projected 8.5m from the rear elevation of the existing side extension (11.5m from the original side rear elevation). It would measure 2.4m in width and infill the space between the boundary shared with no. 5 Hillfield and the existing rear outrigger and the single storey rear extension which has been added thereto. The image below shows the refused scheme for ref. 2020/4971/P.



Image 1. Floor plan showing the refusal in 2020. Image 2. No.3 Proposed roof plan

1.4 The current proposal would restrict the bulk, scale and massing of both properties within the existing side extensions on the outer boundary of both properties. Thus, both infill extension would not project beyond the established building line of the existing ground floor extensions on the outer edge (those on the boundary with No.1 and 7) and would therefore preserve the original proportions of both properties when viewed from the rear, as shown below.

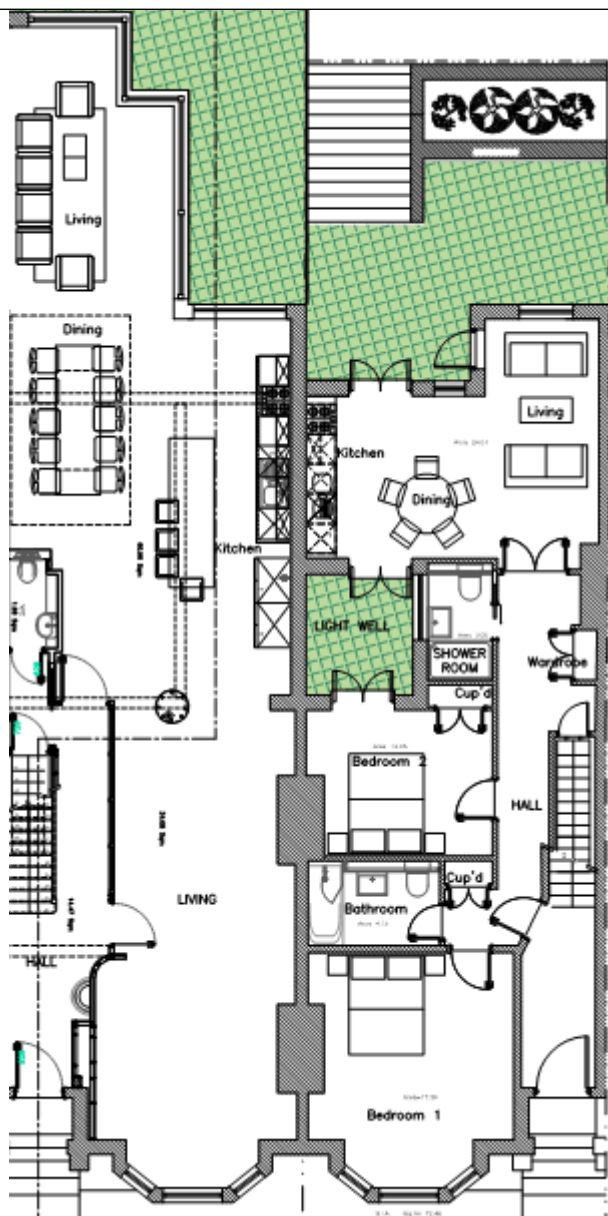


Image.3 Proposed ground floor plan

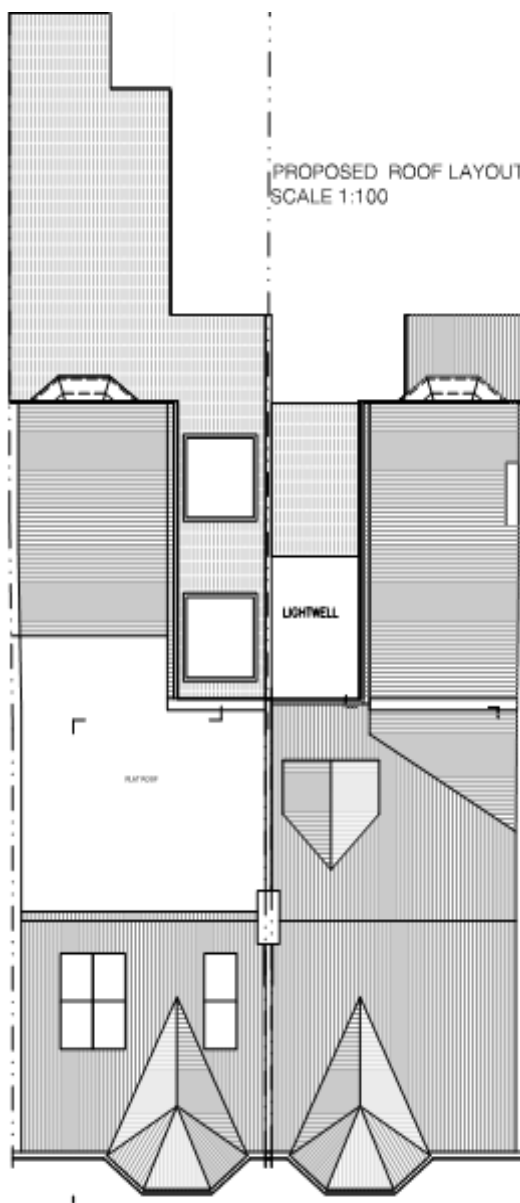


Image 4. Proposed roof plan

### No 5 Hillfield Road

1.4 The proposed extension at no.5 would be 4.6m in depth, 2.4m in height, next to 3 Hillfield Road and between 2.5 to 3.2m in width along the established building line. It would result in a full width extension measuring 6m in width. The proposed infill addition to the rear elevation would include a 2.2m deep lightwell off the main building (within the existing courtyard) to retain a ground floor window opening into the existing bedroom at the rear of the main building and the existing bathroom. The proposed extension would create an enlarged kitchen/living space following the relocation of the existing bedroom from the rear of the building. The proposed extension would be constructed with matching brickwork and consist of aluminium bi folding door with slate tiles.

### Revisions

1.5 During the course of the application the following changes were made:

- The proposed works associated with infill the setback of the rear extension at no.3; and
- The infill extension proposed at No.5 has been setback by approximately 1.5m from the rear building line.

## 2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity
- Planning Obligations

### Design and character

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Moreover, Paragraph 2.1.2 of the Camden Planning Guidance 'Home Improvements' states that in order for a new extension to be subordinate to the original building, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.

2.3 The above guidance is echoed within policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan, which states that 'all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.' In particular, paragraph vii states that extensions and infill development should be 'in character and proportion with its context and setting, including the relationship to any adjoining properties.'

### No.3 Hillfield Road

2.4 As revised, the proposal is considered acceptable. The proposed infill extension would align with the existing 2/3 storey outrigger at the rear of the site and would be single storey in height, with matching brick walls and a tiled roof. As such, the extension would not be an uncharacteristic addition to the terrace and wider area. The infill addition would not result in significant harm to the character or visual amenity of the area. Consequently, the proposed extensions would not lead to a disruption to the uniform pattern of development or appear incongruous within the local area.

2.5 It is noted that properties on this side of Hillfield Road are characterised by long and deep rear gardens. The proposed single storey side extension is considered an appropriate scale that would maintain a subservient appearance to the host building. The proposed infill addition would allow the retention of a reasonably sized rear garden and would be limited to the side patio area. The scale and massing of the infill addition has been reduced and the revised scheme would not represent an incongruous addition nor would the infill extension would be a characteristic addition given the pattern of rear development in the surrounding area. Examples of such extension are all nearby examples of side extensions that are evident including No's 19, 25, 43, 47 and 67 Hillfield Road (application reference and description all listed above in the relevant history section) which all have similar depth side extensions that were granted recent consent. The design and materials would be contemporary and consist of matching brickwork, with aluminium sliding doors. Given the low prominence the extension would have in both public and private views by virtue of its location to the rear and at ground floor level, the overall design and appearance of the proposed rear extension is considered to be acceptable in this location.

### No.5 Hillfield Road

2.6 The previously refused extension at No. 5 (ref. 2020/4971/P) measured approximately 4.0m in depth next to 7 Hillfield Road (on the existing 2 storey outrigger). However, the proposed extension would feature a 3.45m deep lightwell off the main building (within the existing courtyard) and proposed infill addition would be 2.8m high. The extension would serve the existing bedroom at the rear of the main building and a new bedroom is also proposed. The current application is for a single storey infill extension 3.6m in depth with a set back from the rear end of the original building line by approximately 1.4m.

2.8 The proposed infill extensions would be acceptable for the following reasons:

- set back from the main rear elevation;
- secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;

2.7 There are existing single storey side infill extensions to the rear elevation to neighbouring properties on this side of Hillfield Road. The extensions being proposed here are modest in terms of overall size, are subordinate to the host dwellings and are appropriate in their context. Given that there have been recent planning permissions that were granted for similar infill additions on properties with the terrace. The principle of the infill extensions are considered acceptable. Notwithstanding this, Whilst, it is noted that the previous planning permissions were granted and implemented through permitted development rights at 3 Hillfield Road (i.e. 3m deep single storey side/rear extension ref 2015/4981/P Certificate of Lawfulness (granted 26/10/2015) and 6m deep single storey rear extension (ref 2015/5336/P, appeal allowed 14/03/2016). The extensions being proposed here are obscured from public view, with private views being afforded only from the neighbouring properties to the rear at upper floor levels. As with No.3 sufficient rear garden space will be retained.

2.8 It is important that the scheme is designed and executed as a complete entity to maintain the symmetry and balance of both these properties and that it is not partially implemented for only one house, which would result in a "lopsided" and unsatisfactory arrangement. Thus, the applications for both properties are recommended for approval subject to appropriate conditions and s106 legal agreement to ensure that both permissions are implemented and completed simultaneously.

### Amenity

3.0 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

3.1 The single storey extensions at No's 3 and 5 would effectively sit alongside each other and each other extensions and it is considered that the proposed extensions would not be detrimental in terms of light, privacy or outlook. The difference between the previous scheme (ref. 2020/3034/P) which was for No.3 alone was refused on account of its harmful amenity impact with No.5. To ensure that No.5's amenity is not compromised a S106 legal agreement will secure that both extensions are to be constructed together and not separately.

3.2 In the current scheme the extension at No.3 would have a solid wall abutting alongside the extension at No.5 and thus there would be no impact on the light, outlook or privacy of the accommodation at No.3. The light and outlook provided to bedroom 2 within the ground of flat 5 would be acceptable, given the same southwest elevation in between the two storey outrigger, the inclusion of a lightwell would not proposal would not be exacerbated given that a lightwell is being proposed. Bedroom 1 would be relocated to the front of the property that consist of a bay window. Thus, the proposal would have acceptable levels of daylight/sunlight.

3.3 In regards to the immediate outlook of the neighbouring properties the proposed extensions would not have any negative impact given its scale and setting within the closet wing of both properties. The proposed extensions would not have any material impact with No.7 Hillfield Road given the proposal's location between No's 3 and 5 Hillfield Road. It is also not considered that the occupants to the rear of the site (South Mansions) would be impacted by the proposal. Moreover, the infill additions would not have any significant impact on the outlook form the gardens or ground floor windows at this site. The upper floor windows would also maintain an outlook to the rear and above the extensions. The proposed infill extension being located within the closet wing of both properties would not exacerbate

any visual harm from any windows nor would the proposal have any impact with sense of enclosure with the flats at 5 Hillfield Road nor with the properties at South Mansions.

3.4 As such there would not be any harmful impact with daylight/sunlight, overshadowing nor would the proposed scheme contribute to a sense of enclosure with the occupiers of the neighbouring properties.

3.5 The proposals would not result in an increase in occupation levels or levels of activity. Consequently, the proposal would not result in unreasonable noise and disturbance to neighbouring properties. In light of the above, no impact is anticipated on existing parking levels.

#### **4.0 Conclusion**

4.1 To conclude this joint application for side/rear infill extensions at No.3 and 5 where the depth has been decreased to ensure that they are contained within the existing ground floor extensions on each outer side boundary (on No.1 and 7) of each property and that the extensions do not dominate the host property or appear out of character with the prevailing pattern of development on this side of the road. It is considered that the previous reason for refusal (ref. 2020/4971/P) has been overcome. The S106 legal agreement ensuring that both extensions are built simultaneously which would address the previous amenity reason for refusal.

#### **5.0 Recommendation**

Grant Planning permission subject to S106 Legal Agreement

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22<sup>nd</sup> March 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***