

Application ref: 2020/5951/P
Contact: Obote Hope
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Date: 23 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Mr Alexander Sebba
55-57 Maygrove road
NW62ee
London
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
5 Hillfield Road
London
NW6 1QD

Proposal:
Erection of a single storey wrap-around extension with lightwell to the rear elevation at ground floor level.

Drawing Nos: PD-101 REVB; PD-102 REVB; PD-103 REVB; PD-103 REVB and PD-105 REVB.

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 combined depth, height, bulk and design, would be overly large and disproportionate in size to the original building and surrounding properties. It would be detrimental to the character and appearance of the host property 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.
- 2 Officers are concerned that the ownership certificate that was submitted with the application was incorrectly completed and leaseholders of Flats 2 and 3 of no 5 Hillfield Road in the subject site were not served notices. The application as submitted indicate that Flat 3 3 Hillfield Road and no 2 Hillfield Road were served notices.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer