

Application ref: 2021/1199/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 6 April 2021

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

BFA
24a Sedley Taylor Rd
Cambridge
CB2 8PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**62 Hillfield Road
London
NW6 1QA**

Proposal: Alterations to the position and design of rear boundary between gardens of original and new house and removal of rear garden steps, as an amendment to planning permission ref.2019/0682/P dated 11/10/2019 (for Erection of two storey 2-bed dwelling house fronting Mill Lane following demolition of existing single storey garage building).

Drawing Nos:

Superseded: P-03 (E); P-04 (E); P-07 (E); P-08 (E); P-09 (E); P-10 (E);

Revised: P-03 (F); P-04 (F); P-07 (F); P-08 (F); P-09 (F); P-10 (F)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2019/0682/P (dated 11/10/2019) shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- P-01 (A); P-02 (A); P-05 (E); P-06 (E); P-11 (E); P-03 (F); P-04 (F); P-07 (F); P-08 (F); P-09 (F); P-10 (F)

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

Informative(s):

1 Reason for granting approval-

The application seeks to adjust the plot boundary between the original house at no.62 Hillfield Road and the new dwelling fronting Millfield Lane. Rather than a stepped boundary, the proposed situation is to have a more vertical treatment. The alterations to the boundary would have the effect of making the rear garden associated with the new house slightly smaller by a depth of approx. 0.4m. The house would still retain some private outdoor amenity space and sufficient room for bikes and bin storage and the proposed amendment is considered acceptable. The consented situation retained steps to allow access from the original house to Millfield Lane- these would now be removed, improving the privacy of the new property.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/10/2019 under ref. 2019/0682/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the alterations referred to in the development description and shall only be read in the context of the substantive permission granted under ref. 2019/0682/P on 11/10/2019 and is bound by all the conditions attached to that permission

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.