

Application ref: 2022/0954/P
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Date: 27 September 2022

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

Andris Berzins + Associates
4
Dartmouth Park Road
LONDON
NW5 1SY
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
47A Hillfield Road
London
Camden
NW6 1QD

Proposal: Replacement single storey rear infill extension, fenestration alterations to ground floor rear elevation. Rooflight to rear roofslope and garden alterations.

Drawing Nos: Ground Floor Site Plan: Existing Location OS Plan, Basement Plan: Existing, Ground Floor Plan: Existing, First Floor Plan: Existing, Second Floor Plan: Existing, Section AA: Existing, Section BB: Existing, Rear Elevation: Existing, Basement Plan: Proposed, Ground Floor Plan: Proposed, First Floor Plan: Proposed, Second Floor Plan: Proposed, Section AA: Proposed, Section BB: Proposed, Rear Elevation: Proposed, Section CC: Proposed, Front Forecourt Plan: Existing + Proposed rev B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Ground Floor Site Plan: Existing Location OS Plan, Basement Plan: Existing, Ground Floor Plan: Existing, First Floor Plan: Existing, Second Floor Plan: Existing, Section AA: Existing, Section BB: Existing, Rear Elevation: Existing, Basement Plan: Proposed, Ground Floor Plan: Proposed, First Floor Plan: Proposed, Second Floor Plan: Proposed, Section AA: Proposed, Section BB: Proposed, Rear Elevation: Proposed, Section CC: Proposed, Front Forecourt Plan: Existing + Proposed rev B.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

Works include replacement of the existing single storey side infill extension roof from a flat roof with skylight, to a proposed pitched glazed roof with valley gutter and a small section of flat roof. While the fenestration and roof of the existing extension would change, the footprint of the ground floor would remain very similar to the existing. The pitched roof would be approximately 0.75m greater in height than the existing flat roof and rooflight, this alteration is considered to be modest and would remain subordinate to the main house. The new roof would be glazed with metal rafters and the extension in terms of the rear elevation would be copper clad and feature two sets of crittall double doors and a full length window. The changes to the infill extension and rear elevation are acceptable and limited to the ground floor only, therefore they are not considered to detract from the character of the host building.

The new rooflight proposed to the main rear roofslope of the house is considered subordinate and acceptable. The existing rear garden terrace/patio to extend a further metre into the garden with some steps. This is not considered to result in a significant loss of permeable or soft landscaping in comparison to the proportion of the garden left which would remain unbuilt on. Alterations to the front garden include a new tiled path, planting beds, timber bin store with green roof and an area of permeable hardstanding on which to park a single car. This is considered a significant improvement on the current front garden which is completely paved and impermeable. Details of the green sedum roof of the bike/bin store have been provided and approved by Tree Officer.

While the pitched roof to the existing infill extension adds height, it slopes down toward the property boundary with no 49 and there would be no change to the existing boundary wall and parapet. For this reason there is no harm in terms of neighbouring amenity expected in terms of loss of daylight, sunlight or outlook. In terms of overlooking concerns, although much of the sloping roof is to be glazed, it is designed to bring in light and look upwards rather than create an outlook across to the neighbouring property. Similarly the new rooflight to the main rear roofslope of the property is designed to bring in light and face upwards rather than into any nearby habitable rooms. For these reasons there are no amenity concerns identified within this application.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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, 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer