

Application ref: 2022/1872/P  
Contact: Josh Lawlor  
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Date: 13 October 2022

**Development Management**  
Regeneration and Planning  
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Elevations Ltd.  
55 - 57 Maygrove Road  
London  
NW6 2EE

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**2 Hillfield Road**  
**London**  
**NW6 1QD**

Proposal:  
Erection of part single part two storey rear extension and roof extension.  
Drawing Nos: PP-PA-051-B, PP-PA-103-C, PP-PA-050, PP-PA-020-D.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed rear and roof extension, by reason of its height, bulk and design, would fail to be a subordinate addition to the host building and would disrupt the overall pattern of development to the rear, to the detriment of the character and appearance of the host building, adjoining terrace of buildings and wider streetscene, 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 external terraces, by virtue of their proximity to neighbouring habitable windows, would create overlooking to adjoining neighbours to the detriment of their residential amenities, contrary to policy A1 (Managing the Impact of Development) of the Camden Local Plan 2017.

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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-planning-decision>.

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