

Application ref: 2023/1077/P  
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Date: 27 April 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lighthouse Design Solutions Ltd  
53 Long Lane  
London  
N3 2HY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**195-197 Sumatra Road  
London  
NW6 1PF**

Proposal:

Erection of ground floor rear extension to replace existing ground floor rear conservatory and a loft conversion with 4 front rooflights and 2 rear dormers to facilitate additional hotel accommodation (Class C1).

Drawing Nos: PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL008, PL009, PL010, PL011, Design & Access Statement

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:

PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL008, PL009, PL010, PL011, Design & Access Statement

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.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
  - i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The new hotel accommodation created by the proposed extensions hereby approved shall only be used for Class C1 (hotel) purposes and shall not be used as a separate Class C3 residential dwelling units.

Reason: In order to protect the residential amenities of neighbouring occupiers and to prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6, and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension and rear dormers are considered to be acceptable in terms of size and design. All elements would be subordinate to the host building in bulk and location and would be appropriate in design and materials with modern glazed windows and doors to the rear, matching white render facade at ground floor, and matching tile for the dormers. The footprint of the proposed extension, although double the size of the existing conservatory, is not considered excessive. It would not result in the loss of an unacceptable amount of rear garden amenity space, given the use of the

property as a hotel. The design, scale, siting and materials of the development would be in keeping with the character and appearance of the host property, and as such the character and appearance of the neighbourhood would remain preserved.

The provision for a sedum roof on the proposed rear extension is welcomed and would reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability and biodiversity of the scheme. A condition will require details of the green roof to be approved.

The addition of hotel accommodation, including some apartment suites with kitchen facilities, to an existing Class C1 hotel is considered acceptable and supported by policy E3 of the Local Plan. The small scale nature of the additional accommodation would have no harmful impact on local transport conditions. A condition will be imposed that requires the accommodation to remain in Class C1 use and not be used as Class C3 self-contained residential accommodation.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The proposed single storey rear extension will be located 2.6m from the east and west property boundaries, thus providing sufficient distance from neighbouring properties to mitigate any amenity impacts. The proposed rear dormers, given their siting and scale, are also not considered to create any impacts on neighbouring amenity. The extension is proposed to extend to the rear boundary, which is considered acceptable, given there are no residential occupiers to the south of the property.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies G1, H6, E3, A1, A3, D1, CC1, CC2, CC3, and T2 of the Camden Local Plan 2017 and policies 2 and 17 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and 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 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](http://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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer