

Application ref: 2023/1734/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 12 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HomeZone  
GARDEN COTTAGE  
70 HIGH STREET  
Surrey  
HASLEMERE  
GU272LA  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**151 Sumatra Road**  
**London**  
**NW6 1PN**

Proposal: External alterations including installation of front and rear dormers and second floor rear extension with balconies at upper ground, first and second floor to provide a studio flat and 2 x 2 bedroom flats (Class C3).

Drawing Nos: Location Plan, 0802-SK-01; Existing Site Plan, 0802-SK-02; Proposed Site Plan, 0802-SK-03; Existing Floor Plans and section, 0802-SK-04; Proposed Floor Plans, 0802-SK-05; Existing Front & Rear Elevations, 0802-SK-06; Existing Side Elevations, 0802-SK-07; Proposed Front & Rear Elevations, 0802-SK-08; Proposed Side Elevations, 0802-SK-09; Proposed Section, 0802-SK-10; Proposed & Existing Roof Plans, 0802-SK-11; Bin & Store Plan; 0802-SK-12; Design and Access Statement

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

#### Reason(s) for Refusal

- 1 The proposed dormer roof extensions, by reason of their size, scale, design and location would cause unacceptable harm to the character and appearance of the host building and setting of the wider terrace contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 2 The proposed rear balconies would lead to increased overlooking of neighbouring windows and gardens and cause an unacceptable loss of privacy to neighbouring residents as a result, contrary to Policy A1 (Amenity) of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the Camden Local Plan 2017.

Informative(s):

1

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