

Application ref: 2023/3645/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 24 November 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
www.camden.gov.uk/planning

Space 120 Architects
120 Winchester Road
Highams Park
London
E4 9JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
193 Sumatra Road
London
NW6 1PF

Proposal: Creation of inset roof terrace to rear of upper-floor flat at third floor level.

Drawing Nos: Drawing Nos:

Existing: Site Location Plan, Existing First Floor Plan 2069 102, Existing Second Floor Plan 2069, Existing Roof Plan 2069 104, Existing Rear Elevation A 2069 105, Existing Flank Elevation D 2069 108.

Proposed: Proposed First Floor Plan 2069 PT02, Proposed Second Floor Plan 2069 PT03 A, Proposed Roof Plan 2069 PT03 A, Proposed Rear Elevation A PT05A, Proposed Flank Elevation B 2069 PT08 A.

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:

Existing: Site Location Plan, Existing First Floor Plan 2069 102, Existing Second Floor Plan 2069, Existing Roof Plan 2069 104, Existing Rear Elevation A 2069 105, Existing Flank Elevation D 2069 108.

Proposed: Proposed First Floor Plan 2069 PT02, Proposed Second Floor Plan 2069 PT03 A, Proposed Roof Plan 2069 PT03 A, Proposed Rear Elevation A PT05A, Proposed Flank Elevation B 2069 PT08 A.

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 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).
- 2 Reasons for granting permission.

The proposed inset roof terrace was revised from the original submission and is now much smaller in length. The revised roof terrace would be discreet, given its scale and location at roof level, and would be barely visible from the public realm.

Given the small scale of the terrace and its location, it would not give rise to any material overlooking impacts. The building to the east, which the terrace would face is in hotel use, rather than residential use.

One letter of support has been received. No objections were received.

The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 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 NPPF 2023.

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 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer