

Application ref: 2023/5363/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 18 April 2024

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

Iolanda Fortunato Design Studio
19 Haslam Avenue
Sutton
SM3 9ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Sumatra Road
London
NW6 1PS

Proposal:
Erection of a single storey wrap around rear extension, enlargement of a rear window at first floor, installation of heat pump in rear garden and MVHR outlet to front elevation at ground floor.

Drawing Nos:
Location Plan 37 Sumatra Road dated 19 Dec 2023, P-A-SR-EXP-GF-00, P-A-SR-EXP-1-00, P-A-SR-EXE-A-00, P-A-SR-EXP-R-00, P-ASR-EXE-B-00, P-A-SR-EXS-E-00, P-A-SR-P-SP-00, P-A-SR-P-GF-00, P-A-SR-P1-00, P-A-SR-P-HP-00, P-A-SR-P-R-00, P-A-SR-E-A-00, P-A-SR-E-B-00, P-A-SR-E-C-00, P-A-SR-S-E-00, P-A-SR-S-D-00, Design and Access Statement Householder planning application REV.00 dated December 2023, Planning Compliance Report 27543.PCR.01 Rev A by KP Acoustics, Datasheet Samsung EHS Mono HT Quiet R32 AE**0BXYD*G/EU, Arboricultural Impact Assessment by SJ Stephens Associates dated Oct 2023 project no 2186.

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:

Location Plan 37 Sumatra Road dated 19 Dec 2023, P-A-SR-EXP-GF-00, P-A-SR-EXP-1-00, P-A-SR-EXE-A-00, P-A-SR-EXP-R-00, P-ASR-EXE-B-00, P-A-SR-EXS-E-00, P-A-SR-P-SP-00, P-A-SR-P-GF-00, P-A-SR-P1-00, P-A-SR-P-HP-00, P-A-SR-P-R-00, P-A-SR-E-A-00, P-A-SR-E-B-00, P-A-SR-E-C-00, P-A-SR-S-E-00, P-A-SR-S-D-00, Design and Access Statement Householder planning application REV.00 dated December 2023, Planning Compliance Report 27543.PCR.01 Rev A by KP Acoustics, Datasheet Samsung EHS Mono HT Quiet R32 AE**0BXYD*G/EU, Arboricultural Impact Assessment by SJ Stephens Associates dated Oct 2023 project no 2186.

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 and and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 The external noise level emitted from plant/equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first use of any of the air source heat pumps hereby approved, the

active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policy CC2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Arboricultural Impact Assessment ref. 2186 dated 24th October 2023 by SJ Stephens Associates. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the Camden Local Plan, as well as Policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

The application site is a two-storey mid-terrace dwellinghouse. It is neither located in a conservation area nor listed. The proposed rear wrap-around extension would be single-storey and project as far as the neighbouring extension at the adjacent property (No. 39), with a proposed depth of approximately 3m. It would be constructed of brick to match the host building, with aluminium framed glazed doors to the rear elevation facing the main part of the garden. The new roof of the rear extension would be flat, with a short pitched section sloping down towards the boundary with No 35. The roof would feature four rooflights to bring light into the interior. The fenestration and materiality proposed is considered appropriate, as there are a range of styles and appearances of rear extension treatments amongst nearby properties. The extension would be subordinate to the main house and in character and proportion with its context and setting, including the relationship to adjoining properties.

One window at first floor level on the rear elevation will be enlarged slightly to match the other windows on the rear façade, as the existing window is smaller than the window opening. The replacement would also align with the existing arched brick lintel. The window replacement would be considered an improvement to the rear façade and is acceptable.

Permission is also sought for the installation of a heat pump and associated MVHR outlet. The heat pump would be situated at the end of the rear garden and set away from boundaries with adjoining neighbours. The structure would be an acceptable addition to the garden and a condition would be attached

ensuring the pump is not used for active cooling, which would otherwise not comply with the Council's sustainability policies. The MVHR outlet would be located on the front elevation of the house, and would be situated at the lowest point of the façade, below ground floor windows. Therefore, due to its inconspicuous location and small size, it would be considered an acceptable addition.

An Arboricultural Report has been submitted in support of the application, which demonstrates that the impact on trees to be retained would be acceptable. This has been reviewed and confirmed by the Council's Tree Officer, and a compliance condition will be attached to the permission in relation to this.

In terms of neighbouring amenity, the extension is limited to the one storey and has a sloped section of roof to minimise its impact on No 35. The enlarged window is in the same position as the existing window and the change will be negligible, with no new opportunities for overlooking created. The rooflights are considered to be designed to bring natural light in rather than create an outlook towards the windows of any nearby properties. A Noise Impact Assessment (NIA) has been submitted and reviewed by the Council's Environmental Health Officer, who has confirmed that the proposal is acceptable with the addition of compliance conditions, and that the noise level is considered unlikely to cause material harm to neighbouring sites. For this reason, overall the proposal is not considered to result in a material loss of daylight, sunlight, privacy, or outlook to the surrounding properties.

One objection has been received from 39 Broomsleigh Road which is diagonally to the rear of the application site. This concerned the extension and noise of the heat pump, which has been addressed above via assessment of the NIA. The objection refers to the rear extension being retrospective, but it is likely that the extension referred to is that of No 39, which is next door to the application site.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Policies 2 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the NPPF 2023.
- 3 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).
- 4 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.

- 5 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.
- 6 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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