

Application ref: 2024/1602/P  
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Date: 9 July 2024

**Development Management**  
Regeneration and Planning  
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Studio Charrette  
294 Latimer Road  
London  
W10 6QW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**112 Sumatra Road**  
**London**  
**NW6 1PG**

Proposal:

The retention of a rear garden timber outbuilding in use as a home office (retrospective).  
Drawing Nos: SC/23/225-101, SC/23/225-201, Existing Location Plan and Proposed Location Plan

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 SC/23/225-101, SC/23/225-201, Existing Location Plan and Proposed Location Plan

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (Flat 3, 112 Sumatra Road) and shall not be used for any other purposes whatsoever, including separate residential accommodation, or as business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The outbuilding is small in scale and positioned to the rear of the garden. Whilst the garden is small, so is the outbuilding and is proportionate in scale within the context of the garden size.

The use of timber cladding and timber frames gives it a garden character further contributing to its subordinate nature. Overall the design is supported by the Council.

The use will be conditioned to ensure it is incidental in relation to the use of the dwelling house.

Given the minor scope and scale of the proposed works, it is not considered to create any harmful impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy.

The planning history of the site was taken into account when coming to this decision. One objection was submitted raising issues of loss of amenity, issues of appearance and other matters.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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).

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

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

Daniel Pope  
Chief Planning Officer