

Application ref: 2024/3266/P
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Date: 15 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Re_Co_ Studio
Flat 1
53 Voss Street
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E2 6HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**46 Sumatra Road
London
NW6 1PR**

Proposal: Erection of single-storey side and rear wraparound extension with three rooflights; loft conversion with rear dormer and roof terrace, including associated railing and vegetation screening

Drawing Nos: Photographic Report; 02_21-3D View-Proposed; Design and Access Statement; 02_17 Rear Elevation- Proposed; 02_18 Section- Existing; 02_19 Section-Proposed; 02_2- 3D View-Existing; 02_14 Side Elevation-Existing; 02_15 Side Elevation-Proposed; 02_16 Rear Elevation-Existing; 02_12 Front Elevation-Existing; 02_13 Front Elevation-Proposed; 02_11 Roof-Proposed; 02_10 Roof- Existing; 02_09-Loft-Proposed; 02_08- Loft-Existing; 02_07 First Floor-Proposed; 02_06 First Floor-Existing; 02_05-Ground Floor-Proposed; 02_04- Ground Floor-Existing; 02_03 Site Plan-Proposed; 02_02 Site Plan-Existing; 02_01- 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:

Photographic Report; 02_21-3D View-Proposed; Design and Access Statement; 02_17 Rear Elevation- Proposed; 02_18 Section- Existing; 02_19 Section- Proposed; 02_2- 3D View-Existing; 02_14 Side Elevation-Existing; 02_15 Side Elevation-Proposed; 02_16 Rear Elevation-Existing; 02_12 Front Elevation-Existing; 02_13 Front Elevation-Proposed; 02_11 Roof-Proposed; 02_10 Roof- Existing; 02_09-Loft-Proposed; 02_08- Loft-Existing; 02_07 First Floor-Proposed; 02_06 First Floor-Existing; 02_05-Ground Floor-Proposed; 02_04- Ground Floor-Existing; 02_03 Site Plan-Proposed; 02_02 Site Plan-Existing; 02_01- Location Plan

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed side facing windows shall be installed with obscure glazing and fixed shut below a height of 1.7m from finished floor level. The windows shall be retained as such permanently thereafter.

Reason: In order to prevent overlooking into adjacent properties in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is located on the eastern side of Sumatra Road and comprises a two-storey plus loft-level mid-terrace single-family dwelling. The host building is neither listed nor locally listed, but it is situated within the Fortune Green & West Hampstead Neighbourhood Forum.

The proposed side and rear wraparound extension would be full-width, extending approximately 8.1m from the original snug area of the main building and 1.2m from the kitchen dining area, and 5.2m in width from the existing single-storey rear outrigger. It would measure approximately 3.1m in maximum height, sloping down to 2.5m at the boundary with No. 48 Sumatra Road. The proposed extension would be constructed of brickwork to match the existing building, with dark-framed sliding doors featuring heritage glazing bars and dark metal roofing. The extension would roughly align in depth with rear extensions previously approved along this row of houses, including the nearby property, No. 36 Sumatra Road (2021/2229/P), and No. 20 Sumatra Road (2021/1419/P). Due to its modest size, the proposed extension is not considered to add significant bulk or massing and would remain subordinate to the host property, while retaining a reasonably sized garden. The proposed extension would have limited public visibility due to the modest height and the position of boundary walls. Regardless, the scale, design, and materials would be appropriate for the context, allowing the extension to read as a coherent modern addition to the existing house, and would therefore not cause harm to the conservation area. It is noted that the proposed extension was also granted approval under planning ref: 2022/1503/P.

The proposed main roof extension would be full-width, extending 5m in width and 3.8m in depth, with a 1.8m x 1.8m fixed skylight in clear glass and a dark frame. The roof extension on the existing outrigger would measure 3m in depth and 2.8m in width. The proposed roof extension would include a Juliet balcony, dark tiles, and a parapet wall to match the existing building, which is typically not supported for use on historic buildings within the wider Conservation Area and does not normally comply with Camden's Home Improvements CPG due to its scale and design. However, it is noted that the site benefits from a Certificate of Lawfulness, which is a material consideration and therefore allows it on this site. The proposed extension was also granted approval under planning reference 2022/3504/P. As a result, the proposed drawings ensure that the development would be subordinate to the existing roof space and dwelling and would be of a similar size and scale to the neighbouring properties. The proposed roof terrace would be 4m in depth and 2.9m in width, constructed of composite timber decking and covered by dark metal, with an evergreen vegetation privacy screen. This would be secured by condition in the event of approval.

The installation of rooflights on the front roof slope is considered acceptable, as the proposed rooflights will be of a suitable size and scale to remain subservient and will not harm the host building or the wider Conservation Area. There is also no consistent, unbroken roofscape that would be undermined by the addition of front rooflights. Therefore, it is considered that the proposed works will not harm the host building and will preserve the character and appearance of the Fortune Green & West Hampstead Neighbourhood Forum area.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed roof extension would match the existing roof extensions of neighbouring properties. Regarding the side and rear extension, the depth would be less than the existing extension at No. 44 Sumatra Road. Although the infill extension would extend beyond the rear elevation of No. 48 Sumatra Road, the eaves height of 2.5m and the northern orientation of the rear extension at No. 48 will ensure that the amenity of neighbouring properties is not significantly impacted, particularly in terms of loss of daylight/sunlight, outlook, privacy, or noise disturbance.

It is noted that there is a side window on the neighbour's outrigger at No. 42 and No. 48 Sumatra Road. The proposed roof terrace could cause some overlooking issues for the next-door neighbours; therefore, a privacy screen should be implemented before the use of the terrace and would be secured by condition. As the proposed development includes two side-facing windows, they will be obscurely glazed and non-opening below 1.7m from the internal floor level to maintain the privacy of neighbours; this will also be secured by condition.

No objections were received before this decision. The Fortune Green & West Hampstead Neighbourhood Forum was consulted and had no comments. The planning history of the site has been considered in reaching this decision.

As this application relates to a householder development, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As such, the proposed development is generally in accordance with Policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policy 2 of Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also complies with the London Plan 2021 and the National Planning Policy Framework 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 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.

- 5 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.

- 6 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.

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-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer