

Delegated Report		Analysis sheet		Expiry Date: Consultation Expiry Date:	29/05/2025
		N/A			17/04/2025
Officer					
Connie Marinetto				2025/1286/P	
Application Address					
61 Sumatra Road London NW6 1PT				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of rear dormer extension and installation of 2 x front rooflights.					
Recommendation(s)		Refuse planning permission			
Application Type:		Householder Planning Application			

Informatives:	Refer to Draft Decision Notice			
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	2
Summary of consultation responses:	<p>A site notice was displayed 09/04/2025 which expired 03/05/2025.</p> <p>2 letters of objection were received from residents of the neighbouring property at 63 Sumatra Road. The concerns can be summarised as follows:</p> <ul style="list-style-type: none">• Bulky nature of proposed dormer is excessive and out of character with other properties• The property has been subject to other extensions• Detrimental impact to streetscape• Loss of light to neighbouring properties <p>One comment was received by a resident of 59 Sumatra Road querying information regarding loss of light and party wall agreements.</p> <p>The Fortune Green and West Hampstead Neighbourhood Forum were consulted. No comments were received.</p>			

Site Description

The application site comprises a Victorian terrace house, on the west side of Sumatra Road.

The site is not within a Conservation Area and there are no listed buildings are affected.

The site is within the Fortune Green and West Hampstead Neighbourhood Plan Area.

Relevant History

Application Site:

2016/1834/P – Erection of single story rear extension (4m deep x 3.2m wide x 3m to eaves and 3.2m to the parapet wall) and erection of single story side extension (6m deep x 1.2m wide x 2.85m to eaves). Permission **Granted 24/05/2016**.

2025/1286/P – Erection of rear dormer extension and installation of 2 x front rooflights. **Certificate of Lawfulness recommended for approval**.

71 Sumatra Road

2011/6021/P – Erection of 2x dormer windows at roof and first floor level to rear elevation and 2x roof lights to front roof slope of dwelling house (Class C3). **Certificate of Lawfulness Granted 26/01/2012**.

2014/2211/P – Erection of a rear dormer and roof terrace with privacy screen and balustrade and associated alterations to rear parapet (part retrospective). **Permission Refused 30/09/2014**.

77 Sumatra Road

2011/6446/P – Erection of two rear dormer roof extensions and two roof lights to the front roof slope of existing house (Class C3). **Certificate of Lawfulness Granted 09/02/2012**

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

A1 – Managing the Impact of Development

D1 - Design

Camden Planning Guidance

CGP - Design

CPG - Amenity

CPG – Home Improvements

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 – Design & Character

Assessment

1.0. Proposal

- 1.1 Planning permission is sought for the erection of rear dormer extension and installation of 2 x front rooflights. The dormer is proposed on the main roof of the rear closet wing.
- 1.2 The proposed extension would measure between 2.7m and 1.6m in height, 3.2m in width and 3.8m in depth. It would be positioned on an existing two storey rear closet wing / outrigger and would be constructed in lead to match the dormer extension on the roof of the main dwelling.
- 1.3 It is noted that a Certificate of Lawfulness is concurrently recommended for approval for a similar scheme. The difference between the two proposals is that the dormer recommended for approval under the lawful development application has a depth of 2.7m, whereas the dormer proposed under this full planning application has a greater depth of 3.8m. The lawful development scheme is assessed against the limitations and conditions of Schedule 2, Part 1, Class B for the enlargement of a dwelling house consisting of an addition or alteration to its roof (rear dormer), and of Schedule 2, Part 1, Class C for other alteration to the roof of a dwelling house (front rooflights).

1.1 The main planning considerations for the proposal are:

- Design
- Residential Amenity

2. Design

- 2.1 Local Plan Policy D1 of the Camden Local Plan 2017 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area and development should respect local context and character. Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015 requires all development to be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.
- 2.2 Adopted supplementary guidance in 'Home Improvements' 2021, sets out design principals for extensions in the Borough. It requires that development to 'respect and be complementary to the original character of the building' (Page 18); that has regard to the 'character and proportions of the host building, neighbouring ones and the wider area' (page 33). Specifically in respect of dormer extensions it requires that the dormer be 'subordinate in size to the roof slope being extended (Page 48).
- 2.3 The proposed extension would form a single storey dormer extension atop the existing two storey rear closet wing/outrigger. The extension would create an office room for the existing dwelling.
- 2.4 The proposal is considered to be an overly bulky addition to the existing building, and would not integrate with the existing scale, form and proportions of the host and surrounding properties. The immediate terrace properties feature sloped and flat roof closet wings which are largely uniform and unchanged. While it is noted that two examples of similar additions exist at no. 71 and no. 77, these were granted via certificate of lawfulness applications under permitted development rights (refs 2011/6021/P and 2011/6446/P). There are no records of

planning permission being granted for dormers on closet under current policy, within the immediate terrace. It is noted that planning permission was refused for the rear dormer addition on the closet wing at no. 71 (ref 2014/2211/P). As such no precedent exists for this type of development under the relevant planning policies and guidance. The proposal is considered unacceptable given the dominance and bulk of the dormer addition. The dormer is considered to detract from the host building and the terrace which the property forms a part of.

- 2.5 In relation to the addition of 2 x rooflights to the front roofslope, these are considered to be acceptable in terms of scale location and design. front rooflights are a common feature along Sumatra Road and are therefore not out of character.
- 2.6 In summary, it is considered the proposed extension would not be a subordinate addition due to its siting, design and scale and would harm the character and appearance of the host and surrounding properties, and would therefore be contrary to policy D1 (Design) of the Camden Local Plan, policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan and would not be in accordance with the relevant Camden Planning Guidance documents.

3. Residential Amenity

- 3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 The proposed extension would sit atop the rear closet wing of the property. Given the proposed extension's size and location, the side of the extension is likely to have some impact to the rear window of no. 76 through loss of outlook and light. The applicant has not provided a report to assess the impact of the proposed development on any neighbour's daylight / sunlight amenity. The extension is within the 45-degree line from the nearest window at no. 63, and is therefore considered to have some impact that window in terms of loss of light. Additionally, the extension would diminish the outlook for the neighbouring occupant and create a degree of enclosure.
- 3.3 No side facing windows are proposed and as such there would be no significant impact on overlooking to neighbouring windows.
- 3.4 Overall, the proposal is likely to directly and adversely affect the amenity of no. 63 in terms of diminished outlook and loss of light. As such, it would be contrary to Local Plan Policy A1 (Managing the impact of development) and relevant Camden Planning Guidance documents.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension, by virtue of its bulk, mass, scale, and design, would result in an inappropriate addition that would harm the character and appearance of the host property and surrounding area, and would result in harm to neighbouring amenity (63 Sumatra Road) in

terms of diminished outlook and loss of light, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.