

Ms Libby Needham  
97 Peabody Cottages  
Rosendale Road  
London  
SE24 9DP

Application Ref: **2015/2606/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

11 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**63 Sumatra Road**  
**London**  
**NW6 1PT**

Proposal: Installation of rear dormer extension, front rooflight and raising sill of existing sash window at rear first floor level.

Drawing Nos: A0100, A1000 Rev 01, A1010 Rev 01, A1020 Rev 01, A1030 Rev 01, A1100 Rev 01, A1200 Rev 01, A2000 Rev 01, A2010 Rev 01, A2020 Rev 01, A2030 Rev 01, A2100 Rev 03, and A2200 Rev 01.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

A0100, A1000 Rev 01, A1010 Rev 01, A1020 Rev 01, A1030 Rev 01, A1100 Rev 01, A1200 Rev 01, A2000 Rev 01, A2010 Rev 01, A2020 Rev 01, A2030 Rev 01, A2100 Rev 03, and A2200 Rev 01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed dormer is considered a modest addition to the roof slope and not out of character with the roof level development on this side of Sumatra Road. The dormer would not dominate the roof slope, nor appear out of character with the surrounding area and would comply with design guidance requiring a 500mm space between the dormer and the hip, gable and roof eaves. The dormer shall be constructed from lead with timber framed windows. The rooflight shall be timber framed as shall the rear replacement window. The design is considered acceptable overall, particularly as the dormer will be in the rear roof slope and not visible from the streetscene.

The proposed dormer is not considered harmful to neighbours amenity; it does not result in any overlooking as the dormer is high in the roof slope and faces the rear garden. Due to its position in the roof slope, the dormer would not cause overshadowing or loss of light to neighbouring properties. The development is considered acceptable in terms of impact on neighbours' amenity.

One letter of support was received in response to the public consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local

Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment