

Mr Alexia Kokorelia
Kokorelia Architects Limited
14 Aberdare Gardens
London
NW6 3PY

Application Ref: **2015/0770/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

17 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
143 Sumatra Road
London
NW6 1PN

Proposal:

Erection of two storey rear extension at lower ground and ground floor levels and replacement of existing door with sash window on front elevation.

Drawing Nos: Site Plan, AP00, AP100, AP101, AP102, AP103, AP110, AP111, AP112, AP200, AP201, AP202, AP203, AP210, AP211, AP212

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 Site Plan, AP00, AP100, AP101, AP102, AP103, AP110, AP111, AP112, AP200, AP201, AP202, AP203, AP210, AP211, AP212.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

In terms of the principle of a two storey rear extension, given the scale of the host building, the siting of the two storey rear extension at ground and lower ground levels, the extension would be set more than a storey below the eaves of the parent building, and the presence of a rear extension at the adjoining building to the east, it is considered it would be acceptable in principle to have a two storey rear extension. With regard to the scale in terms of depth and height of the proposed extension, no objection is raised to the proposed height which would not be greater than the existing rear addition or the neighbouring rear addition to the west. With regard to depth, the extension would be the same as the existing addition which is welcomed. Overall it is considered that the scale of the proposed extension is appropriate. The proposed extension would be built with brick which matches the parent building. The new doors and windows would have white frames. With regard to the alterations to the front elevation, the replacement of the existing door with a new sash window is considered appropriate and respects the character of front elevation of the subject building which features with sash windows. The design and materials of the proposal are acceptable and in general compliance with the advice in CPG1.

There is no side window proposed on the side elevation, therefore it is considered that there would be no impacts in terms of loss of privacy or overlooking. It is acknowledged that there is an existing balcony and stair to the rear of the property. The proposed balcony would not cause further impacts upon neighbouring properties in terms of loss of privacy or overlooking and it is considered acceptable. Given that there is existing four storey rear addition to the property No. 145 to the east and a two storey rear extension at No. 141 to the west of the subject property, it is not considered that there would be any impacts upon No. 145 or No. 141 in terms of loss of outlook or light.

The planning history of the site has been taken into account when coming to this decision. No objection was received prior to making 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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 Noise and Licensing Enforcement Team, 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