

Mr Timothy Godsmark
Godsmark Architecture
Unit 9 Shoreditch Town Hall
380 Old Street
London
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United Kingdom

Application Ref: **2015/4106/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Sumatra Road
London
NW6 1PR

Proposal:
Erection of a single storey side extension.
Drawing Nos: PA01, PA02, PA03, PA04, PA05, PA06 Revision A, PA07 Revision A, PA08
Revision A, PA09 Revision A and PA10 Revision A.

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:

PA01, PA02, PA03, PA04, PA05, PA06 Revision A, PA07 Revision A, PA08 Revision A, PA09 Revision A and PA10 Revision A.

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

- 4 Before the extension hereby approved is commenced, the existing sloped roof addition shall be demolished as shown on drawing no. PA06 revision A.

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.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting planning permission:
The single storey side infill extension is considered acceptable both in terms of scale, materials and design. The depth, width and height are appropriate and shall create an extension which is subservient to the main building and preserves the

character of the property. The depth of the extension will not go beyond the original closet wing and the existing small sloped roof extension shall be demolished.

The glazed extension is considered acceptable in terms of neighbours' amenity given it is adjacent to the road and therefore no loss of light shall occur to residential property. The rear elevation will include five glazed bi-folding doors however these will face out onto the rear garden space and therefore overlooking would not occur.

No objections have been received in relation to this proposal, one letter in support of the proposal has been received and the site history has been taken into account in assessing the proposal.

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 amendments since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

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