

Mr Saleem Khan
Advanced Management Uk Ltd
65 The Ridgeway
Kenton
London
HA3 0LW

Application Ref: **2015/5868/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Sumatra Road
London
NW6 1PG

Proposal:
Erection of a single storey rear extension, increase the internal ceiling height at basement level, the installation of new window to the front elevation, and the replacement of the existing window with new door to the flank elevation all associated with maisonette located between the lower and ground floor level.

Drawing Nos: E/2015/09/01, E/2015/09/02, E/2015/09/03, E/2015/09/04 and E/2015/09/05.

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 E/2015/09/01, E/2015/09/02, E/2015/09/03, E/2015/09/04 and E/2015/09/05.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposed single storey rear extension is considered to be a subservient addition that would retain more than half the depth of the existing garden space. The extension would measure 3m in height x 3m in depth and 3.4m in width. The extension would be a secondary addition to the host building in terms of its height, scale and settings. There are examples of rear extensions within the terrace. Therefore, the principle of the proposed extension is established. The extension would be constructed using matching materials which are considered to be an established pattern of development along the rear elevation within the terrace. As such, the extension proposed is considered to accord with Development Plan Policy DP24 of the LDF.

The proposed extension would have a flat roof, constructed in brick on the front and flank elevation, the windows and door would be UPVC. However, the site is not located in a conservation area and the windows and doors would match the fenestration details of the host building and neighbouring properties.

It is proposed to install a lightwell within the existing bay window to the front elevation at lower-ground floor level. The proposed windows would be in line with the other windows above ground floor level and matches the fenestration detail of the host building. Furthermore, the windows would be partially viewable from the public domain and the changes proposed would accord with Camden Planning Guidance 1.

The proposed replacement of the existing window and increase in the ceiling at basement level, would not impact on the external appearance and function of the host building if viewed from the public domain. The works proposed would be for an increase in the ceiling height and no significant excavation works are proposed

at basement level. The replacement of the existing window with door to the flank elevation is considered acceptable and no objection is raised.

The amenity of the neighbouring properties is not considered to be adversely impacted upon by the increase in mass and scale of the proposed single storey rear addition. As such, the extension proposed would not have a detrimental impact with the loss of daylight/sunlight or impact the sense of enclosure with the neighbouring property of No.108. The proposed door being installed would be a replacement for the existing ground floor window. Therefore, no further impact would be experienced in regards to loss of privacy.

The neighbouring properties have been consulted and a site notice displayed. 4 comments were received which are addressed separately. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

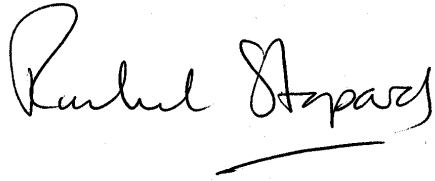
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Culture & Environment