

Mr John Broderick  
JPB ARCHITECTS  
Cedar House  
Vine Lane  
Hillingdon  
Uxbridge  
Middlesex  
UB10 0NF

Application Ref: **2016/1220/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

8 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Basement Flat**  
**127a Sumatra Road**  
**London**  
**NW6 1PL**

Proposal:  
Erection of single storey rear extension and replacement of boundary fence.  
Drawing Nos: 101-P1; 102-P1; 111-P2; 112-P2; email dated 07/04/2016.

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: 101-P1; 102-P1; 111-P2; 112-P2; email dated 07/04/2016.

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

Informative(s):

- 1 Reasons for granting permission.

The full width extension with a max 2.2 m depth is considered subordinate to the original building in terms of its scale and massing and respects the existing pattern of rear extensions within Sumatra Road. Furthermore, given its position at lower ground floor level, it would not be visible from the surrounding area including Black Path to the rear of the application site.

The proposed extension would be constructed from traditional materials. The brickwork would reflect the finish elsewhere on the property and the proposed segmental arches would be reinstated. The fenestrations would match the dimensions and proportions of the existing. Furthermore, due to the prevalence of UPVC windows on the host property, this choice of material for the window frames is not considered to be detrimental to the character or appearance of the building. The proposed rooflight would be flush with the roof and would not be visible from the wider public realm by virtue of its size and positioning.

The extension would allow for the retention of a reasonable proportion of the rear garden/amenity space (approximately 51 square metres). The proposed rear extension would not seriously impact upon the amenity of the neighbouring occupiers, in terms of loss of light and outlook, as it would only project by 0.5 metres on one side and 2m on the other side.

The proposed 2m boundary fence is considered to be appropriate in terms of its height, materials and design and not detract from the character and appearance of the surrounding area. The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers.

No objections were received prior to making this decision. 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, plus policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

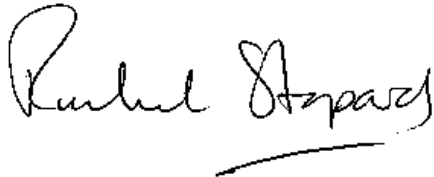
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard  
Director of Culture & Environment