

Mr & Mrs Wynn-Chandra
Ground Floor Flat,
51 Sumatra Road
London
NW6 1PT

Application Ref: **2015/3387/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
51 Sumatra Road
London
NW6 1PT

Proposal:
Erection of a single storey side return and rear extension including rooflights to ground floor flat.

Drawing Nos: Location plan; 101; 111; 121; 131; 201; 211; 221; 231

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 [Location plan; 101; 111; 121; 131; 201; 211; 221; 231]

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

Informative(s):

- 1 Reasons for granting permission.

The host building is converted into 2x self-contained flats and the main rear garden is divided into two gardens. From no.51, 2-storey closet wings are characteristic of the host and neighbouring buildings; but 3-storeys up to no.49 on the north side. Except for nos. 45 & 55, single storey extensions are not common features of the adjacent houses. The proposed single storey infill extension has an 'L' shaped footprint and except for a small lightwell would infill the side patio area and project into the rear garden. It has dimensions of 5.7m (d) x 2.0m (w) + 3.0 (d) x 3.8 (w) and 3.4m (h) at the apex. It comprises matching brick work, aluminium framed glazed doors, and window and aluminium framed rooflights within its natural slate pitched roof. The proposed extension is of similar depth to no.45 but setback from no.55. The proposed extension is considered subordinate to the host building in terms of its design and proportions, and use of materials does cause any additional bulk as it is entirely housed within the internal courtyard space formed by the existing part side and part rear extension.

When viewed from the north side (no.49), with its higher ground level, the proposed could be considered to add a marginal sense of enclosure. However, at 2.5m high the shared brick boundary wall is marginally higher than the existing boundary fence (1.9m). Due to the proposed extension's size and location, plus the pitched roof there would be no harm to the amenity of adjoining occupiers in terms of the loss of natural light, outlook, privacy or light spill.

The proposed extension allows for the retention of a reasonable proportion of the rear garden, so the harm caused by the loss of the patio and garden is negligible. The installation of French doors as replacement to rear window is acceptable and would not harm the appearance of the host building.

One objection has been received (party wall matters) and duly taken into account 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 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



Ed Watson
Director of Culture & Environment

