

Ms Kirsty McLaughlin  
Flat 1  
167 Sumatra Road  
LONDON  
NW6 1PN

Application Ref: **2017/2578/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

19 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**167 Sumatra Road**  
**LONDON**  
**NW6 1PN**

Proposal:

Erection of a rear timber fence (retrospective) and a timber cladded studio in the rear garden ancillary to residential flat (Class C3).

Drawing Nos: Proposed Floor Plans, Elevations and Section - Rev3 (5 pages - 11/07/2017); 2 x Site Location Plan.

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 D1 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Floor Plans, Elevations and Section - Rev3 (5 pages - 11/07/2017); 2 x Site Location Plan.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a timber cladded studio and the retention of timber fence, all in the rear garden which is undergoing some changes that have, so far, involved the clearing out of unwanted vegetation - including the cutting down of some trees and the removal of over-spreading bamboo. As the site is outside of a conservation area, permission from the Council for the works to the trees is not required.

The proposed studio is to measure approximately 4.2m in width, 2.5m in height and 2.8m in depth, and is to be located in the far left hand side corner of the garden - 0.7m from the side boundary fence and 0.4m from the back fence - thus creating a corridor for the wild life. The studio is to be timber cladded - providing not only a natural appearance to the structure but also a soft material that will blend well with the timber fence and the surrounding, with grey sliding doors and felt roof. The studio will sit on 4no concrete piles about 0.4m deep and spaced at 1m. This method, coupled with the location, will enable the retention of an apple tree that the applicant is keen to preserve. This was achieved by the revision of the original location of the studio to be shifted slightly to the right, by around 0.3m.

The rear garden covers an area of around 72.2sqm; the proposed studio, roughly 12sqm, leaving an average of 60sqm. The loss of garden amenity is fairly minimal - representing one sixth of the overall garden area, and therefore its impact, quite negligible.

The timber fence is already in situ. It is enclosing the entire rear garden. Due to the location of the railway lines at the back of the property, the rear part of the timber fence has been erected some 0.45-0.5m away from the actual rear site boundary. This allows for some of the bamboo that has been retained to grown between the rear site boundary and the back part of the fence, providing an extra privacy screen. The fence's design and material is of high quality and measures 2.3m at its highest point which is the back part of the fence.

The proposal is therefore considered to be acceptable in terms of size, design, scale, location and material to be used, and will enhance the character and appearance of the rear streetscape.

The site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D4 and A1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

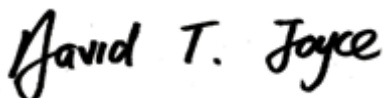
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce  
Director of Regeneration and Planning