

Mr Mike Cooper  
Suss Designs  
1 Repton House  
Basildon  
SS13 1LJ

Application Ref: **2017/3259/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

19 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Flat 1st Floor**  
**54 Sumatra Road**  
**London**  
**NW6 1PR**

#### **Proposal:**

Formation of roof terrace at second floor level upon closet wing to first floor flat  
Drawing Nos: 17115/001 (OS Extract); 17115/002; 17115/003; 17115/004; 17115/005;  
17115/011; 17115/012\_RevB; 1715/013\_RevA; 17115/014; 17115/015\_RevB

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 [and D2 if in CA] of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17115/001 (OS Extract); 17115/002; 17115/003; 17115/004; 17115/005; 17115/011; 17115/012\_RevB; 1715/013\_RevA; 17115/014; 17115/015\_RevB

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

- 4 The roof of the extension hereby permitted, other than the area approved for use as a terrace as shown in drawing no. 17115/012\_RevB, shall not be used as a roof terrace without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The proposed terrace will have a footprint of 8.2sqm and will be located at the rear of the application building upon the closet wing, therefore not impacting upon the character or appearance of the streetscene. The terrace will be constructed of timber decking, with metal railings with a black painted finish, which is considered appropriate for its rear residential location. The proposal is accompanied by galvanised metal planters which are also considered acceptable.

Issues of overlooking will not increase or be exacerbated by the introduction of this terrace, as it is inset from the rear and side elevations and the prevalence of terraces in the immediate area. It is also not considered the proposal would harm other aspects of neighbouring amenity.

One comment from neighbour consultation was received which was duly noted. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, and policy 2 of the West Hampstead and Fortune Green Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

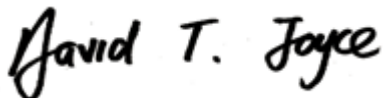
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, 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.
- 3 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).

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