

Ms Aggy Prylinska
Aggy Prylinska
60 Hibiscus Grove
Bordon
GU35 0XA

Application Ref: **2017/4042/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

10 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

33 Sumatra Road LONDON NW6 1PS

Proposal:

Erection of two storey rear extension at lower ground floor and ground floor level and single storey side infill extension at lower ground floor level to dwellinghouse.

Drawing Nos: Design and access statement, 1059-103, 1059-111 REV B, 1059-101, 1059-105, 1059-112 REV B, 1059-113, 1059-115 REV B, 1059-130, 1059-131.

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Design and access statement, 1059-103, 1059-111 REV B, 1059-101, 1059-105, 1059-112 REV B, 1059-113, 1059-115 REV B, 1059-130, 1059-131.

Reason:

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

Informative(s):

- 1 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).
- 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 search for 'environmental health' on the Camden website 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 Reasons for granting permission.

The proposed development is considered as a generally subservient addition to the main dwelling and is acceptable by virtue of its scale, siting and detailed design. The proposed two storey rear extension would be a similar design and scale to the neighbouring two storey outriggers which are currently in situ at neighbouring properties. It is therefore considered that this element of the proposal already forms part of the character of the area and can be supported.

Whilst the proposed development must have some impact in terms of the outlook of the neighbouring 31 Sumatra Road, given this property is located on higher ground level than the subject property by approx. 0.8m. On balance it is therefore considered that this would help to mitigate the impact of the proposed two storey rear extension on the amenity of no 31 in terms of outlook and privacy and is

acceptable.

Due to its design, scale and location, the proposed development would not significantly harm the amenity of adjoining residential occupiers in terms of loss of light, outlook and privacy.

The planning history of the site has been taken into account when coming to this. No objections were received prior to making this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

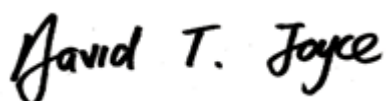
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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