

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/05/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/04/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Niall Sheehan				2014/2078/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
153 Sumatra Road London NW6 1PN				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a single storey rear extension at ground level in connection with residential flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

Four-storey mid-terrace residential property sub-divided into flats located on the south side of Sumatra Road. It backs immediately onto the railway and the public right of way which runs east-west along the railway line. The site is not situated in a conservation area.

## Relevant History

28327: PP Granted for "Retention of conversion into three flats, one of two habitable rooms, one of three habitable rooms, and a bedsitter". Decision Date: 10/07/1979.

9802408 : PP Granted "Erection of a dormer window in the front roofslope and the installation of velux roof window in the rear roofslope". Decision Date: 17/09/1998.

PW9802408R1 : PP Granted for "Erection of a dormer window in the front roofslope and the installation of a velux roof window in the rear roofslope" Decision Date: 17/09/1998.

2005/1216/P: PP Granted for "Change of use of ground floor 1-bedroom flat and lower ground floor studio flat into a 2-bedroom maisonette, plus replacement of front basement door by a new window." Decision Date: 09/06/2005

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011**

CPG 1 (Design)

CPG 6 (Amenity)

### **London Plan (2011)**

**National Planning Policy Framework (March 2012)**

## 1.0 Proposal

Planning permission, as revised, is being sought for erection of a single storey rear extension at ground level in connection with residential flat.

Amendments: Elimination of the first floor conservatory element including the roof terrace and balustrade

- 1.1 The scope of the proposed works include construction of a single storey flat roof extension to the rear elevation of the property. The extension will measure 3.7m in depth, 3m in width and in 3m height at the eaves and 3.3m at the parapet. A window would be positioned to centre of the rear façade, whilst a set of sliding doors would be positioned to the west flank elevation (towards the mutual boundary with No.151)

## 2.0 Considerations

### **Design**

- 2.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building.
- 2.2 Although the property is not listed or sited within a Conservation Area, it is nevertheless part of a streetscene of reasonable character. The amended proposal is both modest and unassuming in size, takes into consideration the appearance of the host building and those surrounding, and integrates successfully. The key design features of the host building including its proportion, fenestration and material finish are protected as a result of the amendments.
- 2.3 A condition has been attached to the consent requesting proposed materials accord with those existing (where applicable), hence ensuring the integration of the new build element with the host building and the remainder of the streetscene.
- 2.4 Overall it is considered that, from a design perspective, the revised proposal is of an acceptable design, scale, fenestration and form. The proposal would integrate successfully with the host building and its surroundings; it is therefore considered acceptable and in accordance with policy DP25.

### **Amenity**

- 3.1 Factoring into consideration the removal of the first floor element, and the combination of the modest projection and eaves height, any loss of light or overshadowing impacts to the neighbouring property at No.155 would not be overly significant. Furthermore a high mutual boundary exists between both neighbouring properties; hence the impacts of the proposed set against those of the existing would not be wholly dissimilar.
- 3.2 A significant gap (approx. 3.5m) exists between the proposed extension and the other neighbouring property at No.151, hence the impacts upon this property would be negligible.
- 3.3 Given the removal of the first floor element and the associated terrace, there would be little or no loss of privacy to either neighbouring property as a result of the proposal, given all additional window openings are at ground floor level.

**Recommendation: Grant planning permission subject to conditions**

