

Damon Peddar
22 Redfern Road
London
NW10 9LB

Application Ref: **2017/5102/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

6 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
149 Sumatra Road
London
NW6 1PN

Proposal:
Rear extension at lower-ground floor level.

Drawing Nos: Site Plan - 170805/01. Existing: (170805) 02 Rev. A and 03. Proposed: (170805) 05 Rev. C, 06 Rev. A and 07 Rev. A.

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan - 170805/01. Existing: (170805) 02 Rev. A and 03. Proposed: (170805) 05 Rev. C, 06 Rev. A and 07 Rev. A.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

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 Reasons for granting permission:

The proposed rear extension at lower-ground floor level is considered to be acceptable as the proposal would be subordinate to the existing building and be of an appropriate size and scale. The extension would be screened behind the bulk of the host dwelling, and would not be visible from the street.

The proposed rear extension would be approximately 3m in depth and 3m in height, a similar dimensions to the extension at lower-ground floor level of No.147 Sumatra Road.

The design of the rear extension would be in keeping with existing lower-ground floor rear extensions in the terrace. White render would be used for the external walls in keeping with the adjoining extension at No. 147, windows and doors would be constructed from aluminium, powder coated grey, and the roof would be a flat roof, constructed from felt.

In terms of residential amenity, the proposed extension would not extend further than the existing rear building line at No. 147. The proposal would involve excavation of the lower-ground floor level to provide light into a proposed bedroom between the existing external staircase at No. 147 and the property boundary to No. 151, however there is no proposal to extend the dwelling on this side.

No objections have been received, The sites planning history and relevant appeal decisions were also taken into account when coming to this decision.

It is therefore considered that the proposed extension is of an appropriate design and mass, and would therefore be in keeping with the appearance of the host building and adjoining dwellings in the terrace.

In terms of residential amenity it is considered that the size, location and height of the extension would not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

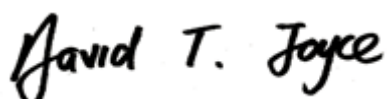
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.
- 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