

Application ref: 2017/7019/P
Contact: John Diver
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Date: 12 July 2018

Development Management
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302 39-41 North Road
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N7 9DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
187 Sumatra Road
London
NW6 1PF

Proposal:

Extension and alteration to the existing building to facilitate its conversion from no.4 bedsits (C4 - all 1 person) and no.5 self-contained studios/flats (C3 - all 1bed) into no.4 self-contained flats (3x 1bed, 1x 2bed). Extensions and alterations to include single storey rear conservatory, rear dormer roof extension, front and rear rooflights and bin and cycle store to front garden.

Drawing Nos: (Prefix: NGA 1701_): NG01, NG02 (rev A), NG02A (rev B), NG03 (rev A), NG04 (rev A), NG05 (rev A), NG06 (rev B), NG10 (rev A), NG15 (rev B), NG17 (rev C), NG07 (rev D), NG08 (rev D) dated 20.02.18, NG09 (rev A), NG11 (rev B) dated 22.12.17, NG12 (rev B), NG13 (rev B), NG14 (rev D), NG16 (rev B), NG18 (rev D) dated 20.02.18; Design and Access Statement (dated 12.12.17)

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 and policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015)

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: NGA 1701_): NG01, NG02 (rev A), NG02A (rev B), NG03 (rev A), NG04 (rev A), NG05 (rev A), NG06 (rev B), NG10 (rev A), NG15 (rev B), NG17 (rev C), NG07 (rev D), NG08 (rev D) dated 20.02.18, NG09 (rev A), NG11 (rev B) dated 22.12.17, NG12 (rev B), NG13 (rev B), NG14 (rev D), NG16 (rev B), NG18 (rev D) dated 20.02.18; Design and Access Statement (dated 12.12.17)

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings and details of all facing materials of the new refuse store at a scale of 1:20

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the occupation of the new units labelled Flats 3 and 4 on plans hereby approved, the glazing to the ground and ground floor mezzanine floor side window to the rear closet wing facing towards no.189 Sumatra Road shall be obscured. The obscure glazing shall be permanently retained thereafter.

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

- 7 The roof of the single storey rear extension hereby approved shall not be used at any time as an amenity roof 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. [Delegated]

The existing property has been historically subdivided into mixture of 5x self-contained flats (1beds - C3) and four bedsit units (C4). During the site visit it was noted that the majority of these units, including all of the bedsit are significantly undersized and provide a poor standard of accommodation - so much so that the Council's Houses in Multiple Occupation (HMO) licencing team have previously issued a notice for the property ensuring that none of the HMO units are occupied. Although the proposed works would result in an overall reduction of 5 units onsite, officers note that the works would enable the existing sub-standard units to be enlarged and significantly improved. The proposal is therefore considered in line with policy H3. Furthermore, although the development would result in the loss of HMO floorspace, the issuing of a notice for the property demonstrates that the existing HMO units are incapable of meeting the relevant standards and as such their loss is considered to remain in accordance with policy H10.

The replacement units would all feature dual aspect and good levels of natural light. Although three of the units would be above the minimum internal area requirements for their respective sizes, one unit (4) would be very slightly below (4sqm). Notwithstanding this, this unit would be otherwise well designed and would feature its own private amenity space to the rear. The applicants note that the proposed rear sunroom to this unit could have been extended to meet the minor shortfall, however given that the unit would be otherwise acceptable this was not pursued in this instance so as to retain a usable external space. As such the proposed four units are considered to offer a good standard of accommodation, offering a significant improvement beyond the existing situation. As the property features front steps and multiple levels, there would be no requirements to ensure that the dwellings are step-free in this instance. A condition is suggested to ensure that water saving measures are installed to all new units.

The proposed ground floor rear extension and rear dormer window are both appropriately detailed and would appear as subordinate additions to the host property. Neither element would overwhelm the character of the host property and are considered acceptable in design terms. Rooflights are common features for the local area and the installation of no.3 rooflight to the front rooflight and no.1 to the top of the proposed dormer would similarly be appropriately siting, not overwhelming either roofslope. Overall these works are not considered to cause harm to the character and appearance of the host property, streetscene or local

area.

The proposed rear GF extension would not project beyond the existing extension to the adjacent property and, due to the existing tall boundary wall along the boundary with no.189, would not result in the loss of natural light, outlook or privacy to any neighbouring resident. Similarly, the rear dormer and rooflights proposed due to their positioning would not result in the loss of residential amenity to any neighbouring resident. As the property would remain for residential use, the development is not considered to result in any issues of noise or disturbances associated with the conversion.

- 2 In order to ensure that new occupiers do not contribute to additional parking stress and congestion, this decision will be subject to a legal agreement to secure car-free housing for new units. Although the scheme would not provide covered storage for cycles, in light of the site limitations and lack of communally accessible space for storage, this is not objectionable given the high PTAL score for the site (6a). Adequate space is reserved however for refuse storage behind the existing front wall. To ensure that this store is appropriately designed, a condition is recommended for the submission of details in respect to this element.

One comment was received following public consultation and was duly considered when forming this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, H6, H10, A1, A4, D1, CC1, CC2, CC3 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies 1, 2 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the National Planning Policy Framework 2012.

- 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).
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 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.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall,

Argyle Street, WC1H 8EQ.

- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 8 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.
- 9 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

