

Planning, Design, Access and Heritage Statement on behalf of

Joel Phillips

Regarding the re-building of front elevation of building following partial collapse; basement extension, including 2x front lightwells and 2x rear lightwells; ground floor rear extension; roof-level extensions on rear elevation; alterations to fenestration, in connection with conversion of former 1 x 5-bed single family dwellinghouse to 3 x 2-bed and 1 x 3-bed flats at:

**163 SUMATRA ROAD,
LONDON, NW6 1PN**



December 2018

1.0 INTRODUCTION

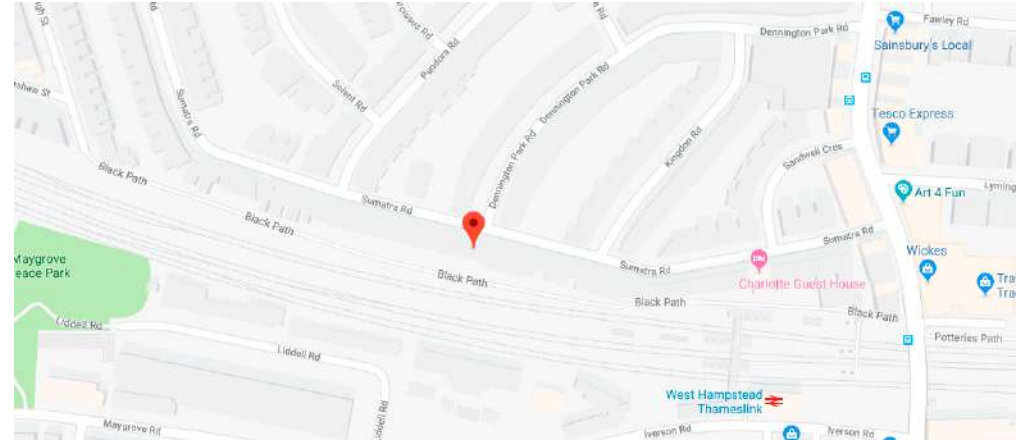
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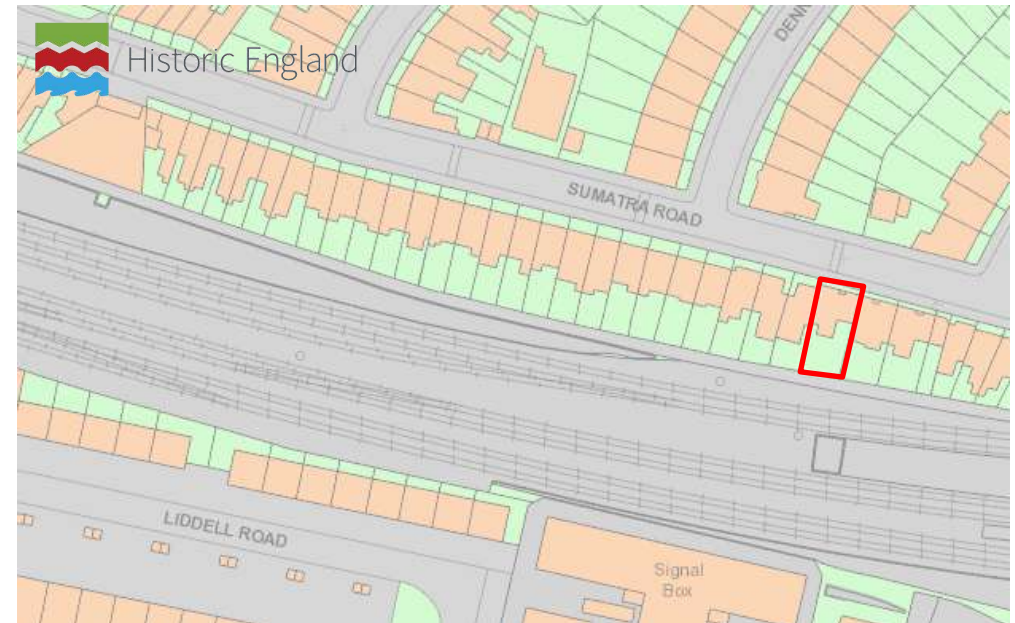
- 1.1 This Planning, Design and Access statement is prepared in support of a full planning application regarding the re-building of front elevation of building following partial collapse; basement extension, including 2x front lightwells and 2x rear lightwells; ground floor rear extension; roof-level extensions on rear elevation; alterations to fenestration, in connection with conversion of former 1x 5-bed single family dwellinghouse to 3 x 2-bed and 1 x 3-bed flats at 163 Sumatra Road, London, NW6 1PN.
- 1.2 The application is submitted with the intention of undertaking works to the host building following an incident involving a delivery vehicle rolling back into the building which has causing severe structural damage to the host building.
- 1.3 This statement will set out the relevant historical planning information for the host building together with an analysis of the relevant planning policy and then considers the relevant aspects of the development and motivations of the application. The development will ultimately aim to provide a net gain in the number of units.
- 1.4 This statement will set out the case to suggest that the proposed works will help to restore the original fabric of the host building following the recent events. Taking into consideration the recent outcome of the appeal, the applicant will ensure that the conclusions made in respect to the character and appearance of the area and all other relevant matters are appropriately carried forward.
- 1.5 In respect to the S106 agreement, the applicants are willing to address the financial contribution upfront with the Local Planning Authority, essentially negating any need for a financial-based Unilateral Undertaking to be entered into, thus avoiding any legal interpretations and technicalities previously traversed.
- 1.6 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This submission should be read in conjunction with the submitted application forms and plans.
- 1.7 The proposal endorses the relevant Central Government policy contained within the Revised National Planning Policy Framework (NPPF) 2018 and the London Plan (2016). At local level the proposal has regard to the relevant policies taken from the adopted Camden Local Plan 2017. Regard will also be given the Council's SPD guidance documents.

2.0 SITE AND AREA ANALYSIS

- 2.1 The application site is located in the West Hampstead area of Camden, in North West London. The host property is located on the southern side of Sumatra Road, a residential street mainly comprised of Victorian and Edwardian era properties. The general location map is shown opposite. The plot has an area of approximately 190sq.m.
- 2.2 The application site is located within the defined Urban Area. In support of the policy analysis, an extract from the Council’s proposals map is shown on page 12.
- 2.3 The plot has a notable difference in levels from the front to rear with the rear boundary of the site being shared with a footpath (Black Path), beyond which runs the Thameslink railway line. To the front elevation, the property is characterised by two main storeys (plus attic storey with no windows currently) and is distinguished by a main hipped roof projection with a smaller bay and central doorway under a small overall roof. Meanwhile at the rear there is a sizeable gabled five storey projection. The property is built of brick with decorative window detailing cornice at eaves level and a chimney stack shared with the adjacent property.
- 2.4 The relevant planning history associated with the site is addressed on page 5 of this statement. Of particular relevance is the recent collapse of the front wall of the building, the result of a recent incident involving a HGV delivering goods to the site. The event was widely reported in local press and there is now a requirement to undertake extensive works to the host building to reinstate the front elevation and the internal floors to once again make the building structurally sound. The application building is at present structurally supported by scaffolding and internal braces. Both applicants are keen to address the issue, so that the building can be restored to its former condition and are of the understanding that this process is also reliant on the cooperation with the relevant authorities.
- 2.5 There are important civic and commercial centres nearby including along West End Lane, the nearest neighbourhood shopping thoroughfare, Mill Lane and Shoot Up Hill. The map opposite is taken from Historic England and highlights the fact that there are no Statutory Listed Buildings within proximity to the application site.
- 2.6 In terms of public transport there are routes in very close proximity including West Hampstead Thameslink, West Hampstead railway & underground stations. Mill Lane is a main east-west bus route running between main north-south routes, the A5 Shoot Up Hill & A41 Finchley Road with the B510 West End Lane running parallel. There is no off-street parking for the house. The site is within one of London’s sustainable locations and achieves a PTAL rating of 4 (good). More information in respect of this is provided on page 4 and section 5 of this statement.



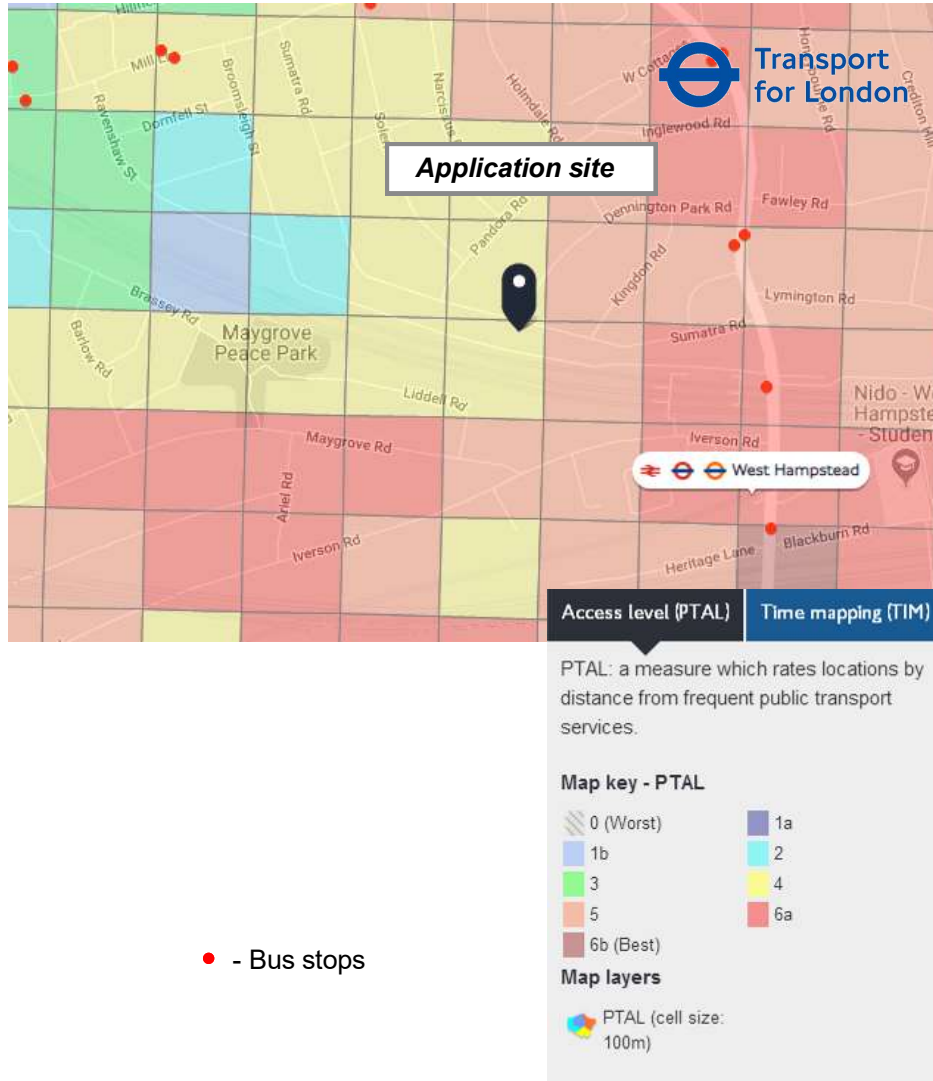
Extract from Google maps to highlight the general location of the application site



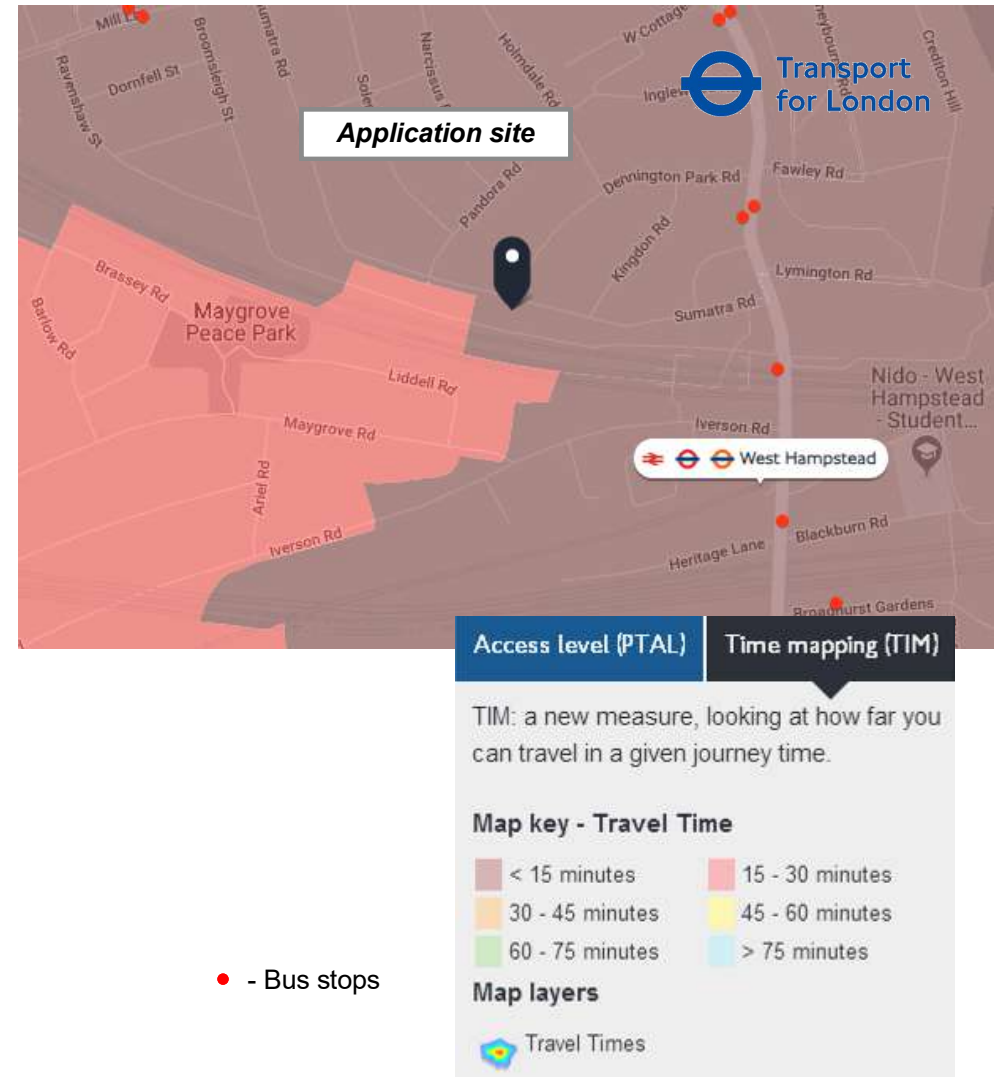
Extract from Historic England Map highlighting the application site

Access Level and Time Mapping

Access Level (PTAL)



Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time



163 Sumatra Road London NW6 1PN (2015/2203/P)

Appeal Decided (Nov 1 2017)- Full Planning Permission

Conversion of existing single family dwelling into 4 (2 x 1 bedroom and 2 x 2 bedroom) self-contained units with associated amenity, cycle storage and refuse provision

163 Sumatra Road London NW6 1PN (2013/0520/P)

Withdrawn (Feb 13 2013)- Certificate of Lawfulness (Proposed)

Erection of ground floor extensions and roof extension including two rear dormers and six front rooflights to existing dwellinghouse.

163 Sumatra Road London NW6 1PN (2013/6626/P)

Granted (Nov 6 2013) - Certificate of Lawfulness (Proposed)

Erection of three single-storey rear extensions at ground floor level and installation of two dormers to rear elevation and six rooflights to front elevation of dwellinghouse (Class C3).

163 Sumatra Road London NW6 1PN (2013/8185/P)

Granted (Apr 8 2014) - Householder Application

Excavation to enlarge the existing basement including the creation of 2 lightwells to the rear, alteration to existing rear window to create a door at ground floor level, all in connection with dwelling house.

163 Sumatra Road London NW6 1PN (2011/2653/P)

Refused (Sep 8 2011) - Certificate of Lawfulness (Proposed)

Alterations and additions to a residential dwelling (Class C3) including excavation and extension of the existing basement, the erection of a single storey rear extension and works to the roof to include a full width rear dormer extension and the insertion of 2 front velux windows.

Appeal Decision

Site visit made on 10 October 2017

by **Caroline Jones BA (Hons) DipTP MTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31st October 2017



The Planning Inspectorate

Appeal Ref: APP/X5210/W/17/3172882
163 Sumatra Road, Camden, London NW6 1PN
Conclusion

22. Whilst I have found no harm in relation to the character and appearance of the area and the living conditions of neighbouring residents, I have found that the submitted planning obligations would be effective in securing a CMP or a contribution towards highway works thus failing to mitigate the harm arising from such.

23. For the above reasons, and taking all matters raised into account, I conclude that the appeal should be dismissed.

Caroline Jones

INSPECTOR

163 Sumatra Road London NW6 1PN (2013/6701/P)

Prior Approval not required (Nov 28 2013) - Historic application

Erection of two infill single storey rear extensions to dwelling (Class C3) (extension 1: 4.6m length x 3.4m width x 3m height x 3m high at the eaves) (extension 2: 2.4m length x 1.8m width x 3m height x 3m high at the eaves).

163 Sumatra Road London NW6 1PN (2011/0762/P)

Withdrawn (Apr 21 2011)- Householder Application

Excavation at basement level to residential dwelling (Class C3) including 2 light wells to the front and three light wells to the rear, the erection of a single storey rear extension, the conversion of loft space to provide a habitable room incorporating 5 velux style window to the front elevation including a roof terrace with obscured glazed balustrade screen.

2.7 The planning records shown on this page summarise the planning applications relating to the appeal site. Of particular relevance is the most recent application. This was determined at appeal (as a non-determination appeal) with the concluding summary of the Inspector's decision provided above. The applicants are now seeking to take a more direct approach towards the providing the relevant financial contributions, a sticking point with associated with the development previously. On all other matters the Inspector had raised no objection to the proposed works that primarily involved the subdivision of the property. Also of note are a numerous applications relating to extensions at the property.



Aerial photograph outlining the location of application site and surrounding area taken from Google maps

Photographic Analysis



The original front elevation



Existing appearance



A selection of photographs taken shortly after the incident in February 2018



A selection of photos to show the rear of Nos. 165 and 161 Sumatra Road

3.0 PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF) 2018



Ministry of Housing,
Communities &
Local Government

- 3.1 The National Planning Policy Framework (NPPF) was recently adopted in its revised form. This document sets out the Government’s most up-to date vision for future growth.
- 3.2 The three objectives consisting of the economic, social and environment impacts of development are at the heart of the document, with these making up the documents own definition of what sustainable development is defined as.
- 3.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 3.4 In recognition to the benefit of having engagement with the local planning authority, paragraph 39 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 3.5 Paragraph 59 carries forward the overarching objective to significantly boost the supply of homes.
- 3.6 Paragraph 118(d) states that the promotion and support for development of under-utilised land and buildings should be given where it helps to meet identified needs for housing where land supply is constrained and available site would be used more effectively.
- 3.7 Paragraph 123 focuses on ensuring that decisions should avoid development proposals that are built at low densities, in order to ensure that developments make optimal use of the potential of each site, factoring in a range of densities, rather than one broad one.
- 3.8 Paragraph 124 emphasises that good design is a key aspect of sustainable development as this creates better places in which to live and work and helps make development acceptable to communities.
- 3.9 Paragraph 127 sets out criteria to ensure the relevant design standards are met.

- 3.10 Paragraph 128 recognises the importance to consider design quality throughout the evolution and assessment of individual proposals.

REGIONAL PLANNING POLICY

The London Plan 2016

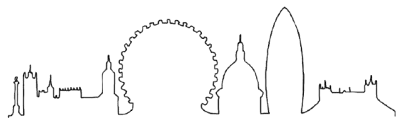
- 3.11 The latest adopted London Plan provides the Spatial Development Strategy for Greater London.
- 3.12 The London Plan provides minimum space standards which are applied to new residential developments. Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment in order to protect and enhance London’s residential environment and attractiveness as a place to live.
- 3.13 The relevant space standards are set out under table 3.3, which is part shown below for ease of reference.

Number of bedrooms	Number of bed spaces	Minimum GIA (m2)			Built-in storage (m2)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

- 3.14 The table below forms part of Table 3.1 and has been shortened to highlight the housing targets for Camden as set out within the London Plan.

Borough	Minimum ten year target	Annual monitoring target
	2015-2025	2015-2025
Camden	8,892	889

- 3.15 Having regard to density per hectare, Table 3.2 of the London Plan forms an important indicator when researching the ideal density characteristics for a site to ensure optimum efficiency and meet housing need in London. The advised density range will, according to the London Plan, be 70-260 unit per hectare, with a habitable room per hectare range being 200-700 hr/ha. These figures are reserved for the areas categorised as 'Urban' and within PTAL zones of 4 to 6.



- 3.16 Policy 3.8 forms is entitled 'Housing Choice'. In particular the policy encourages Lifetime Homes standards to new development in addition to taking account of the changing age structure of London's population and, in particular, the varied needs of older Londoners in addition to affording the appropriate provision to accommodating families with attention being paid to their local needs.
- 3.17 Policy 7.2 is entitled 'An Inclusive Environment' and stipulates that:
"applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these."
- 3.18 Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:
- "a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;***
b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area"
- 3.19 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.
- 3.20 The London Plan Housing SPG advocates that double and single bedrooms to be 11.5 and 7.5 sqm respectively.

Camden Local Plan 2017

- 3.21 The newly adopted Camden Local Plan 2017 consolidates both the strategic and local development plan policies into one fully-functioning document. The following policies are regarded as being relevant and are summarised below.
- 3.22 Policy G1 is entitled 'Delivery and location of growth' and states that the Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet the Council's identified needs. The policy identifies a need for 16,800 additional homes with the expectation of this being met in highly accessible locations in the borough.
- 3.23 Policy H1 seeks to ensure that a sufficient supply of homes is provided to meet the need of existing and future households. The target of 16,800 additional homes to be provided by 2031, which is inclusive of a specific allocation for 11,130 additional self-contained homes.
- 3.24 Policy H7 The policy focuses on securing a range of homes of different sizes that will contribute to creating of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. A mix in unit types and standards set out in the Council's Dwelling Size Priorities Table should be complied with. The table finds that for market housing, there is a lower requirement for 1 bed or studio flats and a higher requirement for 2 and 3 bed units in the borough, with a lower requirement for 4 or more bed properties.
- 3.25 Policy C5 is entitled 'Safety and security' with the Council seeking to ensure that development proposals demonstrate that they have incorporated design principles which contribute to community safety and security.
- 3.26 Policy C6 is focused on ensuring that the Council promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.
- 3.27 Policy A1 concerns the managing the impact of development, with the policy focusing on the protection of the quality of life of occupiers and neighbours. The Council will assess all applications on a range of factors including the visual privacy, outlook, natural and artificial lighting, transport impacts and a variety of other impacts relevant to ensuring that the amenities of neighbours are safeguarded.



Design CPG 1— March 2018

2 Design excellence

KEY MESSAGES

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building; • The materials used; and • Public spaces.

2.1 High quality design makes a significant contribution to the success of a development and the community in which it is located. Design of the built environment affects many things about the way we use spaces and interact with each other, comfort and enjoyment, safety and security and our sense of inclusion.

2.2 The purpose of this guidance is to promote design excellence and to outline the ways in which you can achieve high quality design within your development.

- 3.28 Policy A5 concerns development involving the creation of new basements in the Borough. The key criteria surrounding these elements involve the demonstration that the provision of a basement would not cause harm to neighbouring properties, is satisfactory in structural terms, respects the character and amenity of the area, the architectural character of the host building and does not harm the significance of heritage assets.
- 3.29 Policy D1 focuses on design and within this, the Council will seek to secure high quality design in development. Development should seek to respect local context and character and where applicable, preserve or enhance the historic environment and heritage assets. The policy also requires strategic and local views to be preserved in addition to a high standard of accommodation being sought.
- 3.30 Policy T1 is entitled 'Prioritising walking, cycling and public transport' with the overarching theme being that the Council will promote sustainable transport by encouraging use non-car modes of transport.
- 3.31 Policy T2 promotes limitations towards the availability of parking and requires all new developments in the borough to be car-free.

CPG—Amenity

2 Overlooking, privacy and outlook

KEY MESSAGES:

- Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.
- Mitigation measures should be included to reduce overlooking
- Public spaces benefit from overlooking as natural surveillance

2.1 This guidance relates to the application of Policy A1 – Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers is fully considered. This chapter contains guidance on the following:

- Overlooking and privacy
- Separation between buildings
- Mitigation measures
- Balconies and roof terraces
- Outlook

3 Daylight and Sunlight

KEY MESSAGES:

- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice*.
- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.
- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- The Council may seek independent verification of sunlight and daylight reports if necessary.

Interim Housing CPG—March 2018

- **Stacking** – 'Like' rooms must be placed above one another i.e. living rooms above living rooms, bedrooms above bedrooms to reduce the problem of noise disturbance between adjoining properties. This is particularly important for new homes created by subdivision of an existing dwelling.

- Flexibility will be applied where an existing property is to be subdivided to form new self-contained homes, but as a minimum, a headroom of 2.3 metres will be required for any new home created through a conversion, across at least 75% of the GIA as set out in the [Nationally Described Space Standard](#) technical requirements 10(i).

4 Residential development standards

This section replaces Sections 4 and 5 of the Housing CPG 2016.

KEY MESSAGES

- Proposals for a new home must seek to comply with the principles set below. Satisfactory housing conditions are a key element to quality of life. As well as shelter, a home must provide a place of rest, relaxation, safety, privacy and space.
- New homes in Camden must comprise a range of affordable and suitably sized properties in a range of tenures to help to address overcrowding in Camden's existing housing stock.
- Proposals comprising more than 5 new homes will be required to provide 10% of the homes for wheelchair users in line with planning policy.



Extract from the Camden Policy Map (2018 v2)

Key

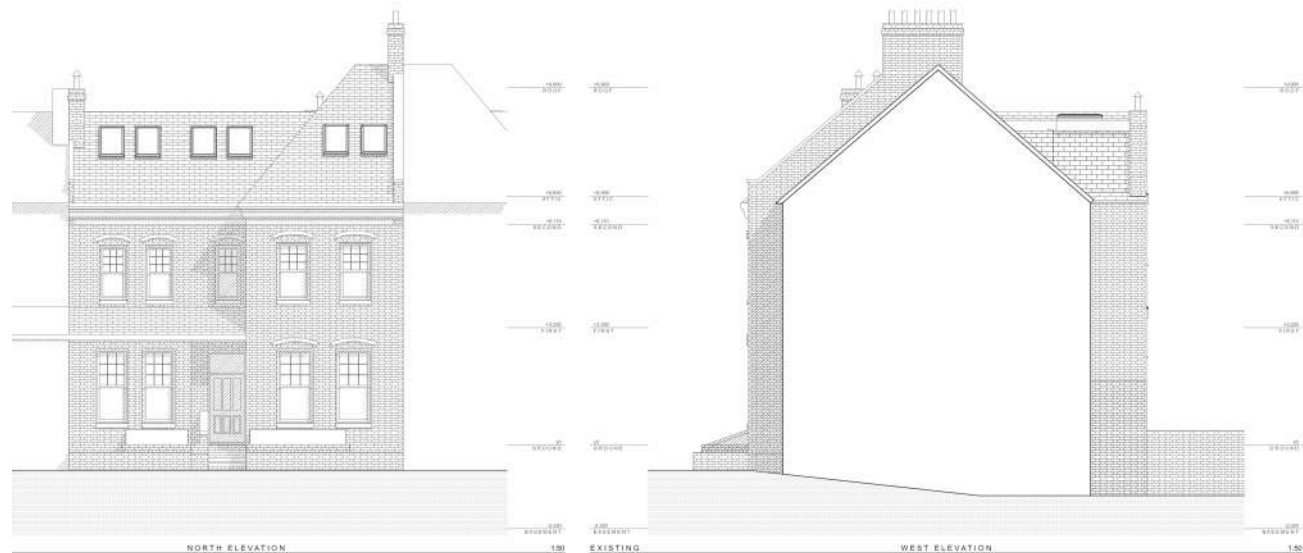
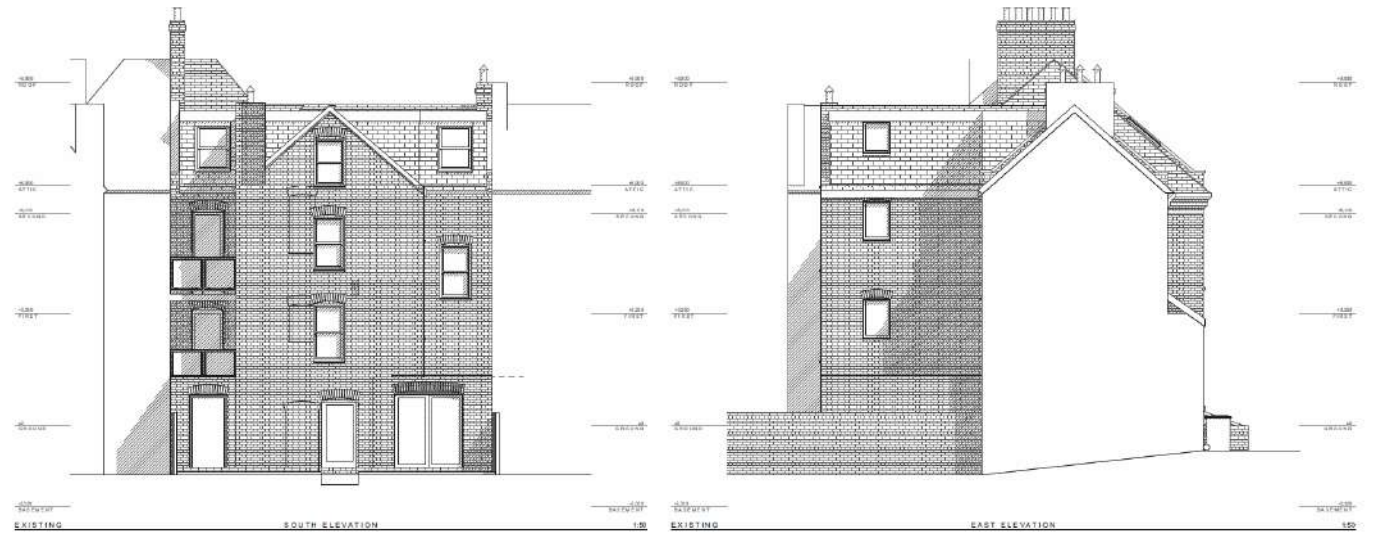
General	
	Growth Area
	Central London Area
Built environment	
	Conservation Area
Town centres and employment	
	Central London Frontage
	Town Centre
	Neighbourhood Centre
Natural environment and open space	
	Open Space
	Application site

4.0 PLANNING AND DESIGN

- 4.1 This statement is submitted in support of a full planning application concerning the re-building of front elevation of building following partial collapse; basement extension, including 2x front lightwells and 2x rear lightwells; ground floor rear extension; roof-level extensions on rear elevation; alterations to fenestration, in connection with conversion of former 1 x 5-bed single family dwellinghouse to 3 x 2-bed and 1 x 3-bed flats at 163 Sumatra Road, London, NW6 1PN. The application includes the following components:
- Sub-division of the property to provide 4 units in compliance with the London Plan space standards;
 - The enlargement of the existing basement level together with two single storey extensions at the rear with dormer window are all elements that will complete the conversion;
 - Widening of the outrigger to the rear;
 - The rebuilding of the front wall and the reinstatement of the floors damaged earlier this year;
 - Achieve a net gain of 3 units to help towards meeting housing need in the borough and Capital.
- 4.2 The works will allow for the effective use of the existing building and carries forward the in principle acceptance for its sub-division of the single residence to achieve an overall net gain in the number of homes locally.
- 4.3 **The proposal was brought forward in recognition of a number of key factors which include the general acceptance towards the principle towards the sub-division of the building, as recently reinforced by a planning Inspector (APP/X5210/W/17/3172882). The motives of the development will aim to ensure that works are carried out to restore the external and internal fabric of the building in advance of its subdivision. Regard was given to the overall aims concerning the provision of self-contained units in the borough and making best use of an urban and sustainable location. It is suggested that the key policy aims and aspirations of the newly revised NPPF are followed.**
- 4.4 The principle for the sub-division of properties in the borough is governed by the site's location and also the policy provisions within the NPPF, which seek to make best use of urban and sustainable locations in addition to requirements of policy H1 of the Local Plan, which sets a target of an additional 16,800 homes during the plan period.
- 4.5 The development will be reliant on a number of extensions which will coincide with the damage sustained at the property earlier this year in 2018, which resulted in part of the front wall to collapse. The applicant has worked closely with the relevant authorities and is keen to see the building being brought back to its original appearance when viewed from Sumatra Road.
- 4.6 The applicant is taking advice from Structural Engineers in respect to how best to approach the works and at this present time it has been indicated that the remaining built form can be appropriately re-built without complete demolition. The applicant will endeavour to update the relevant authorities should this option change in the future. The building is now well-braced and is reinforced with scaffolding. Recent works to the building to date include those to underpin the existing basement were undertaken in 2016.
- 4.7 The vast majority of the works are subject to previous approvals, with the proposal taking into account the extensions already approved under previous applications namely the single storey rear extensions at ground level and 2 dormer extensions approved under 2103/6626/P, erection of 2 single storey rear infill extensions either side of the five-storey gabled projection granted under 2013/6701/P, excavation to enlarge the existing basement including the creation of 2 lightwells to the rear and alterations to the existing rear window to create a door at ground floor level all in connection with dwelling house approved under 2013/8185/P.
- 4.8 From a character and appearance point of view the recently issued appeal decision considered the principle of 5 units and found that with similar extensions also proposed did not have a materially harmful impact on the character and appearance of the area. In coming to this conclusion the Inspector had considered the previous development based on the policy provisions of the Local Plan, and therefore being in compliance with policy D1 where character and design form the main considerations.
- 4.9 It is suggested that the development will offer a good standard of living to future occupants. Each unit will be compliant with the London Plan space standards (Table 3.3) and with the outlook being reflective of the pre-existing layout of the property, which in turn generally reflects the pattern of development throughout the road. The supporting proposed elevations and floor plans are shown on the following pages, which help to further demonstrate compliance with policy D1.
- 4.10 The sole issue surrounding the previous application (2015/2203/P), and the reason why the appeal was dismissed, related to the mechanism to provide a financial obligation highway improvements and provision a Construction Management Plan. The applicant was tied between the lender's requirements and the Council's legal team not willing to accept terms proposed by the lender. To remedy this, the applicant is now willing to facilitate the necessary funds directly to the authority to negate the provision of a S106 agreement in the event that planning permission is granted. The financial contribution towards highway improvements locally is therefore not a matter which should be necessarily agreed through the terms of the legal agreements. The other relevant matters relating to a Construction Management plan and the development being car-free are elements of the agreement that are addressable without issue.

- Proposed Elevations -

4.11 The elevations on this page not only help to illustrate the appearance of the original front elevation, also the extent of the works to the rear. As explained, works to the building have largely been approved. The proposed development will simply reflect other similar additions not only observed by other consents but also seen locally on other properties in the road, some of which have already been subject to conversion. Some degree of uniformity will be brought back to the rear. More crucially the works will allow the front elevation of the building front to be reinstated. In particular elements such as the period timber sash windows will aim to reflect the high standard of design and finish locally observed, despite the building not being located within a Conservation Area. The wider outrigger to the rear will enable for a better standard of accommodation to be provided without compromise to the amenity of the neighbouring properties.



- BASEMENT, GROUND AND FIRST FLOORS -

4.12 Three of the four flats internally will be split level, meaning that accommodation will be spread across the ground and basement for the two street level flats and the other two above will comprise of one unit occupying the entire of the first floor and the remaining flat being spread over the second and attic level of the property. The layout favours the provision of separate kitchens as opposed to combining these with the living areas.



- SECOND FLOOR AND ATTIC -

4.13 The internal areas will aim to provide good sized bedrooms, again in compliance with the London Plan together with ample areas donated to storage, a further requirement to the Plan.

4.14 Internal ceiling heights would apart from a few exceptions meet the minimum requirement of 2.3m within Camden Planning Guidance (CPG) 2 Housing.



5.0 ACCESS AND SUSTAINABILITY

Inclusive Access

5.1 All alterations would be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act. The application premises will not offer lift provision.

Waste and recycling

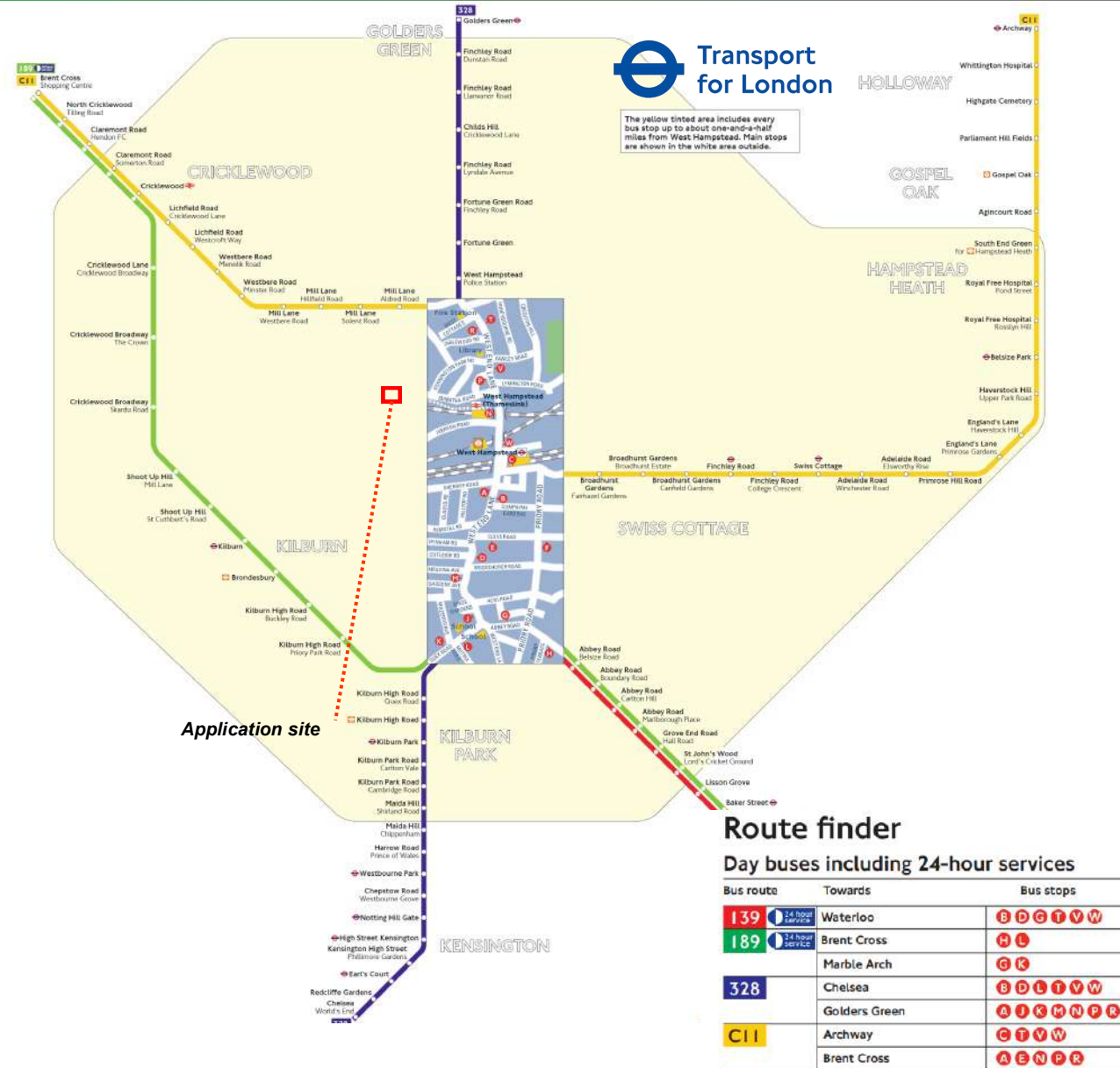
5.2 A secure bin storage, accessed from the front of the site will be incorporated to the development. It is confirmed that all general waste and recyclables are to be carried out in accordance with the Council's collection timetable.

Public Transport

5.3 The site is accessible by public modes of transport when taking into account the links all within walking distance from the site and its proximity to West Hampstead Underground station, which is served by the Jubilee and Overground lines. A bus map is shown opposite with the location of the application site being indicated to determine proximity. The site benefits from an good PTAL (4) rating, thereby giving future residents the ease of travel. The bus map further provides further support to the accessibility options to future occupiers.

Car free and Cycle Parking

5.4 The development will be car free in compliance with Local level planning policy T2. Instead, the development will offer the option of providing secure cycle-parking at the site. This will be offered to the front of the site and can be subject to a planning condition to ensure that the relevant details of this element are within the control of the authority.



6.0 CONCLUSION

- 6.1 This submission proposes a full planning application regarding the re-building of front elevation of building following partial collapse; basement extension, including 2x front lightwells and 2x rear lightwells; ground floor rear extension; roof-level extensions on rear elevation; alterations to fenestration, in connection with conversion of former 1 x 5-bed single family dwellinghouse to 3 x 2-bed and 1 x 3-bed flats at 163 Sumatra Road, London, NW6 1PN.
- 6.2 The development firstly aims to reinstate the fabric of the host building following its collapse in February 2018. The development also focuses on the property's subdivision from a single residence to a 4 x 1 bed flats which will be facilitated by a number of purposeful extensions to the rear, basement level and within the roof.
- 6.3 The development will not undermine the character and appearance of the area, nor will there be any harm to existing or future occupiers. These aspects were considered by an Inspector recently and are material to the consideration of this application. The applicant proposes to front-load the financial requirements attributed with this development and as such will negate the requirement of a legal agreement to address this financial element.
- 6.4 The development was carried out in full compliance to the newly adopted Revised National Planning Policy Framework, the London Plan (2016) and at local level, policies taken from the newly adopted Camden Local Plan 2017. The application should be read alongside the planning history of the site together with the relevant supplementary planning documents.
- 6.5 For the reasons outlined within this statement, it is requested that the Council look upon the scheme favourably.

