

Application ref: 2019/0647/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 1 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
NW11 7QE
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Sumatra Road
London
NW6 1PS

Proposal:
Change of use of 2 x 1 beds into a 1 x 3 bed single family dwellinghouse.

Drawing Nos: 1576MD_PRE: SH1; 1576MD_PRE: SH2 and 1576MD_PRE: SH3.

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

1576MD_PRE: SH1; 1576MD_PRE: SH2 and 1576MD_PRE: SH3.

Reason:

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

Informative(s):

1 Reasons for granting permission:

The proposal consists of the conversion of two existing flats to form a 3 bedroom dwellinghouse, resulting in the net loss of one residential unit. The net loss of one home is acceptable when two dwellings are being combined into a single dwelling to create a larger family home. As the development only results in the net loss of one home, it would comply with Policy H3.

The proposed 3 bedroom unit would provide a high standard of accommodation for future residents.

As the permission would not include any external alterations, the development would not result in any design issues. Similarly the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network. The applicant has indicated that they will remain in the property following completion of the development so in this instance car-free development does not need to be secured.

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

As such, the proposed development is in general accordance with policies H3, A1, D1, T2 and CC1 of the Camden Local Plan 2017 and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer