

Application ref: 2019/0891/P  
Contact: Kate Henry  
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Date: 17 May 2019

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Mr Anthony Thomas  
Top Flat  
183 Sutherland Avenue  
Maida Vale  
London  
W9 1ET

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**95 Sumatra Road**  
**London**  
**NW6 1PT**

Proposal:  
Single storey rear extension, two storey side extension

Drawing Nos: 100/5/01; 100/5/02; 100/5/03; 100/5/04; 100/5/05; 100/5/06; 100/5/07

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: 100/5/01; 100/5/02; 100/5/03; 100/5/04; 100/5/05; 100/5/06; 100/5/07.

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

- 3 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 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting

The application building occupies a plot at the bend in the road and thereby benefits from a wedge-shaped garden that is larger than others in the street. The front elevation of the property, which has been replaced in the past, sits at an angle to the neighbour to the west, No. 93. The proposed two storey side extension would infill the gap between the host building and the shared boundary with No. 93; however, because it would be set back from the front elevation by 2.4 metres, it would not be prominent in the streetscene along Sumatra Road. Furthermore, it is lower than the main roof height and would therefore appear as a subordinate addition to the building, when viewed from the front. From the rear, the two storey extension would appear larger, given its shape; however, the rear elevation of the property is not visible in the public realm and, on balance, it is not considered that the proposed extension would cause undue harm to the character and appearance of the host building, or the wider area. The proposed extension would have a flat roof, which is at odds with the pitched roof on the host building; however, given the shape of the extension it would be difficult to tie in a pitched roof to the existing building and the design is therefore considered to be acceptable.

The proposed single storey extension would extend outwards from the side of the existing outrigger. Although the bay window feature would be lost, the proposed extension represents a subordinate addition to the host building and would not be visible in the public realm and is therefore considered to be acceptable.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook or sunlight, daylight and overshadowing. There are no windows on the side elevation of No. 93 and the new windows in the extensions would not give rise to any more overlooking than already exists. The rear garden is south-facing, and therefore the proposals should not cause any loss of sunlight.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope  
Chief Planning Officer