

Application ref: 2019/2120/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 5 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Design Squared Ltd  
International House  
Canterbury Crescent  
London  
SW9 7QE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**179 B Sumatra Road  
London  
NW6 1PE**

Proposal:

Insertion of window to ground floor rear elevation.

Drawing Nos: 660-MS-101, 660-MS-102, 660-MS-103, 660-MS-201, 600-P-100, 660-P-101\_Rev.A, 660-P-102, 660-P-103 & 660-P-201\_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: 660-MS-101, 660-MS-102, 660-MS-103, 660-MS-201, 600-P-100, 660-P-101\_Rev.A, 660-P-102, 660-P-103 & 660-P-201\_Rev.A.

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

Informative(s):

- 1 Reasons for granting permission.

The application site is a two storey (plus basement and roof additions) mid-terraced property which has been subdivided into flats, within a row of similar on the southern side of Sumatra Road. The site is not within a conservation area, it is not a listed building, nor are there any within the immediate vicinity. A public footpath is sited to the rear of the property (adjacent to the railway line).

The current application proposes the insertion of a ground floor rear facing window to the existing outrigger of the property. In determining this application it is noted that a single storey rear extension was approved on this site last year (ref: 2017/7056/P dated 13/04/2018). It is also noted that the existing outrigger abuts the rear boundary, and so the window is proposed to face onto the aforementioned public footpath to the rear.

The proposed addition would be a minor alteration to the existing arrangement which would not cause harm to the character or appearance of the host property or surrounding area. Whilst the window would be entirely visible from the public realm (footpath to the rear), it would not cause harm to these views. As such, the proposal is considered to be of an appropriate siting, scale and design and would have a neutral impact on the property and surrounding area in accordance with policy D1 of the Camden Local Plan.

Given that the window would face on to the public footpath, and would be high level, the proposal is considered not to result in harm to neighbouring amenities in terms of loss of light, outlook or privacy and is in accordance with policy A1 of the Camden Local Plan.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered in determining this application.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (March 2015), policies D1 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and 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.
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer