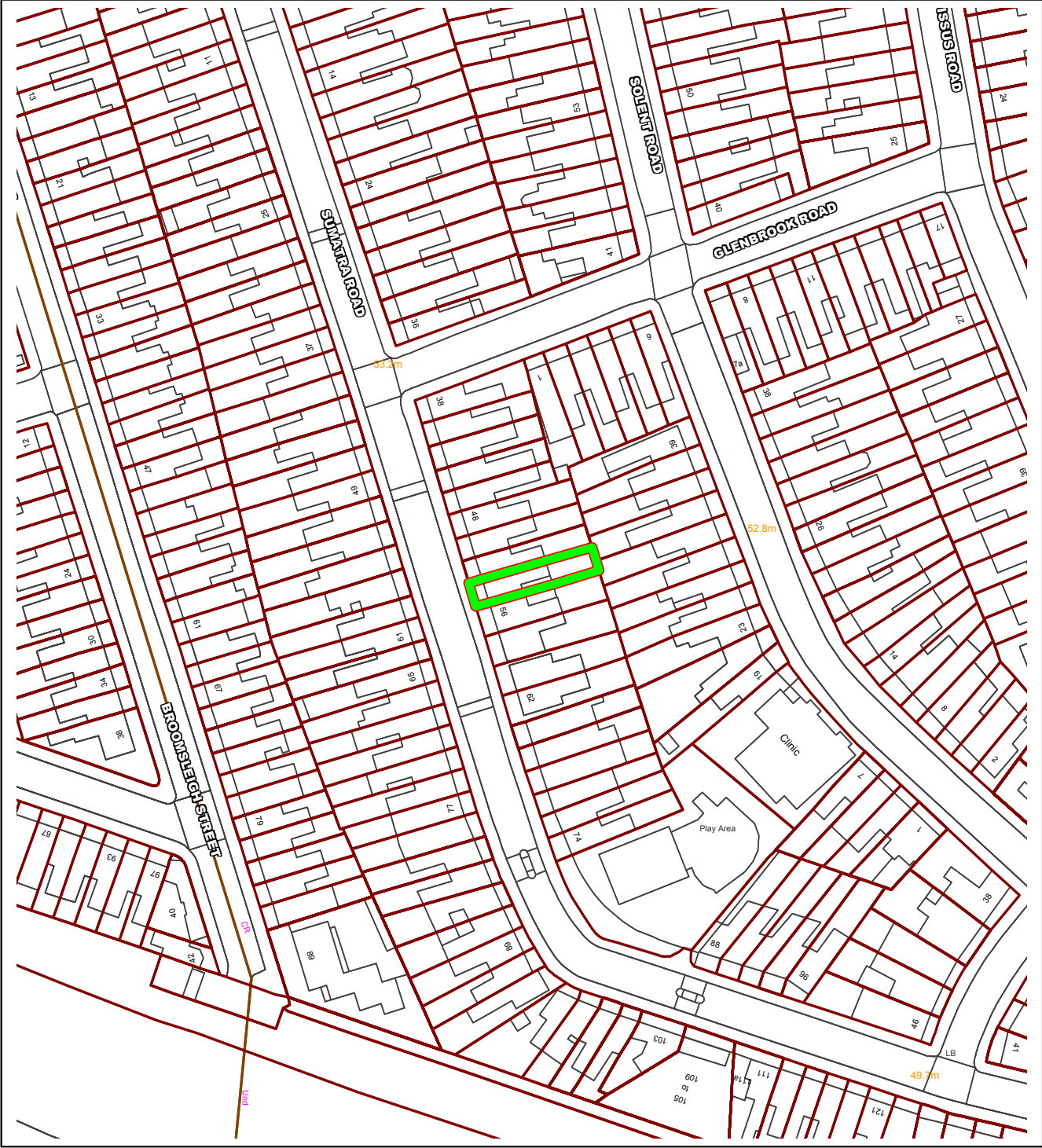


2018/5503/P for 54 Sumatra Road NW6 1PR



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Figure 1 front elevation



Figure 2 rear elevation



Figure 3 rear elevation



Figure 4 rear elevation



Figure 5 rear elevation of no. 52 Sumatra



Figure 6 aerial view

| | | | |
|--|---------------------------------------|--------------------------------------|------------|
| Delegated Report (Members Briefing) | Analysis sheet | Expiry Date: | 05/02/2019 |
| | N/A | Consultation Expiry Date: | 07/01/2019 |
| Officer | | Application Number(s) | |
| Josh Lawlor | | 2018/5503/P | |
| Application Address | | Drawing Numbers | |
| 54 Sumatra Road London NW6 1PR | | See decision notice | |
| Proposal(s) | | | |
| Erection of infill side and rear extension, replacement of front bay sash windows with double glazed units | | | |
| Recommendation(s): | Grant Conditional Planning Permission | | |
| Application Type: | Full Planning Permission | | |

| | | | | | | |
|---|--|-----------|------------------|----------|-------------------|----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 4 | No. of objections | 4 |
| Summary of consultation responses: | <p>One site notice was displayed outside the site on Sumatra road and another site notice was displayed on Solent road. Both site notices were displayed on the 14/12/2018.</p> <p>Objections were received from 3 addresses on Sumatra road and one address on Solent road. In summary, the objections related to:</p> <ol style="list-style-type: none"> 1. Object to the basement excavation due to impacts on neighbouring properties. Basements not suited to such small terraced houses with modestly sized gardens. Clay soil which are prone to subsidence are unsuitable for basements. Risk of flooding and basement impacting groundwater flow to neighbouring properties and gardens. 2. Proposed walk on rooflight will consume much of the limited front garden area. This is unacceptable as lightwells are not part of the established character of the road. 3. The lowering of the garden level by 2m (at the very rear of the garden) has the potential to harm the roots of neighbouring trees. There is also potential for the lowering of the garden level to impact water runoff. No detail has been provided regarding the replacement shed to the rear. 4. The garden plan indicates 9 wall lights around the fences and two recessed spotlights at the back which will cause excessive light pollution. The number of rooflights for the side extension would cause light spillage. 5. Impacts from construction work (dirt, noise, loss of parking) 6. Loss of light to garden and sense of enclosure created to no. 52A as a result of the extension. The rear side extension will leave little separation between living quarters of the two neighbours, there is potential for noise transference. 7. The drawing proposed Section C-C appears to suggest that the fence will run at the height of the new wall, a foot higher than the existing. Camden should clarify the extent to which any approval of garden works might be granted <p>Officer response:</p> <p>1-2. <i>The applicant has produced a basement impact assessment (BIA) which has been independently audited by Campbell Reith. The BIA audit reviewed potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with CPG Basements policies and technical procedures. There are many concerns with the BIA, overall the BIA does not comply with CPG basements. The</i></p> | | | | | |

| | |
|--|---|
| | <p><i>audit was returned to the applicant with the requirement for further technical information and analysis to be provided. At this stage it was also made clear to the applicant that the introduction of a front walk over roof light would be unacceptable in design terms as it would occupy a significant proportion of the front garden and is not an established feature of this terrace. The basement works have now been removed from the development.</i></p> <ol style="list-style-type: none"> <i>3. The lowering of the ground level to the very rear of the garden by 2m has now been removed from the development. This removed potential for harm to neighbouring tree roots and groundwater flow. The replacement shed has also been removed from the development.</i> <i>4. It is noted that minor domestic light fittings, do not require planning permission. The wall lights and recessed spotlights are not pointed towards windows of neighbouring properties. The number of roof lights for the side extension have been reduced. It is noted that the neighbouring extension at no. 56 Sumatra Road has a glazed conservatory extension. It is not considered that light spillage would increase significantly from on the existing.</i> <i>5. The noise from construction works are subject to the Pollution Act 1974 and building works must take place 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. An informative is attached the decision to make the applicant aware of this. It is also noted that the removal of the basement works will reduce the noise and disruption caused from building works.</i> <i>6. The extension would rise 700mm over the existing boundary fence with no. 52 A which is considered acceptable in amenity terms. The extension would comply with the 45 degree test for this properties rear window, when measured in elevation. Overall the extension would not cause a loss of light or outlook the rear apertures of no. 52 A or cause a sense of enclosure to this property.</i> <i>7. The boundary fence would be replaced, the height of the existing garden fence is 1.8m, the replacement fence would measure would be 2m. The increase of 200mm is considered acceptable in design and amenity terms.</i> <p><i>In addition to the above responses, please see the design, amenity section of this report for a more detailed response.</i></p> |
| <p>Local groups comments:</p> | <p>A letter was sent to the Fortune Green and West Hampstead Neighbourhood Forum on the 11/12/2018. No comments were received from the Fortune Green and West Hampstead Neighbourhood Forum.</p> |
| <p>Site Description</p> | |
| <p>The application site is a two storey mid-terraced property with a two storey rear closet wing located on the east side of Sumatra Road. The site is not located within a conservation area. The property is divided into two self-contained flats, with the application flat located on the ground floor.</p> | |

Relevant History

No. 54B

2004/5184/P Renewal of planning permission dated 5.10.99 ref PW9902502 for the erection of a rear dormer and the creation of an attic room to be used in conjunction with the flat below. Granted 10/02/2005

2005/1242/P The erection of a rear dormer roof extension and the insertion of no. 2 rooflights to the front elevation to enlarge the top floor flat. Granted 03/06/2005

2005/4898/P Retention of rear dormer roof extension with uPVC windows and uPVC French doors with associated projecting balcony and balustrade as an amendment to planning permission (dated 03/06/2005 with ref: 2005/1242/P) for erection of a rear roof extension. Granted 06/02/2006

2017/3259/P Formation of roof terrace at second floor level upon closet wing to first floor flat. Granted 19/07/2017

No. 52 A

2013/0929/P Erection of single storey rear extension to garden flat (Class C3). Granted 13/05/2013

No. 66

2006/1354/P Erection of single storey rear ground floor level extension to single family dwelling house granted 22/01/2007

No. 68

2006/5418/P Erection of single storey rear ground floor extension to existing single family dwelling house (Class C3). Granted 22/01/2007

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan (2017)

A1 Managing the Impact of Development

D1 Design

D2 Heritage

The Fortune Green and West Hampstead Neighbourhood Plan

Policy 2 Design and Character

Camden Planning Guidance (CPG):

CPG Design (July 2015 updated March 2018)

CPG Amenity (September 2011 updated March 2018)

Assessment

1. The proposal

1.1. The proposal is for a single storey rear extension projecting 2m beyond the existing rear closet wing. The side extension would project 8.4m from the rear elevation. The height of the rear extension would be 2.5m (measured from a ground floor lowered by 400mm). The rear elevation of the extension would be double glazed sliding doors with dark grey aluminium frame and dark grey zinc cladding. The front bay windows would be replaced with double glazed units.

2. Revisions

2.1. The basement with front walk-on rooflight was removed from the proposed development. The lowering of the garden level at the very rear and replacement shed were also removed. The number of roof lights for the side extension has been reduced.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

4. Design

4.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. The proposed single storey extension would remain subservient to the parent building in terms of height and width. The host building has a medium sized rear garden. The proposed extension would occupy less than half of this garden therefore retaining an acceptable amount of outdoor amenity space. The dark colour of the proposed zinc cladding would relate well to the existing context, the use of glazing would provide a lightweight appearance.

4.2. There are a number of properties on this terrace which have ground floor rear extensions with similar dimensions to the proposed extension. It is noted that a similar extension has been approved at no. 52 A under ref. 2013/0929/P dated 13/05/2013, although this permission has not been implemented. There are comparable extensions to existing rear closet wings at nos. 66, 68 and 70 Sumatra road. Therefore the proposed rear and side extension would respect the established pattern of rear development on this terrace.

4.3. The replacement of the front bay windows with double glazed units is considered acceptable in design terms and would not harm the appearance of the building.

5. Residential Amenity

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light and artificial light spill.

5.2. The ground floor and a portion of rear garden would be lowered by 400mm to accommodate the extension. This lowering of ground level would mean that the extension would measure of 2.5m from the existing ground level. The extension would rise 700mm over the existing boundary fence with no. 52 A, which is considered acceptable. The extension would comply with the 45 degree test for the rear window and door of this property (measured in elevation). Overall the extension would not cause a loss of light or outlook to the rear window and door of no. 52 A, or cause a material sense of enclosure to this property. The height of the extension would be flush with the existing boundary treatment with no. 56, therefore there would not be any amenity impact to this property in terms of loss of light or outlook.

6. Conclusion

- 6.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th September 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/5503/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 24 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Peter Morris Architects
465c Hornsey Road
Unit 2 First Floor
London
N19 4DR
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

54 Sumatra Road
London
NW6 1PR

Proposal: Erection of infill side and rear extension, replacement of front bay sash windows with double glazed units

Drawing Nos: 217_014_E, 217_019_D, 217_012_G, 127_006_J, 217_003, 217_013_A, 217_020_C, 217_18_A, 217_017_A, 217_016_A, 217_001

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 [217_014_E, 217_019_D, 217_012_G, 127_006_J, 217_003, 217_013_A, 217_020_C, 217_18_A, 217_017_A, 217_016_A, 217_001]

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

Informative(s):

- 1 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).
- 2 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

Director of Regeneration and Planning