

Representations in support of App. No. 2019/5021/NEW

39 Sumatra Road, London NW6 1PS

1. There are two relevant issues, design and residential amenity.

DESIGN.

2. In terms of design, there are many examples of similar wrap around side infill and rear extensions on Sumatra Road, and on neighbouring roads.

(1) App. No. 2018/5503/P at 54 Sumatra Road, granted on 1 October 2019.

(2) App. No. 2015/3387/P at 51 Sumatra Road, granted on 17 August 2015.

(3) App. No. 2013/0929/P at 52A Sumatra Road, granted on 13 May 2013 but not actioned.

(4) App. No. 2006/1354/P at 66 Sumatra Road, granted on 22 January 2007.

(5) App. No. 2006/5418/P at 68 Sumatra Road, granted on 22 January 2007.

3. These addresses are not just on Sumatra Road, but very near to 39 Sumatra Road. This application is much less extensive than those, because the vast majority of the development has already been granted under permitted development. This application is only for a small corner of the extension.

4. I have included herewith, the grant letter dated 1 October 2019 in respect of App. No. 2018/5503/P, and the Delegated Report which sets out in the "Assessment" section why the application should be granted in terms of design and residential amenity. I have also included a copy of the grant letter dated 17 August 2015 for App. No. 2015/3387/P which

again sets out the reasons why permission should be granted for a wrap around extension on Sumatra Road .

5. Solent Road is the next road to Sumatra Road going East. They run parallel at the top. Solent Road also contains numerous examples of applications where permission was granted for wrap around extensions.

(1) App. No. 2019/1183/P at 19 Solent Road granted on 23 April 2019.

(2) App. No. 2017/5537/P at 70 Solent Road granted on 29 November 2017.

(3) App. No. 2017/1825/P at 66 Solent Road granted on 23 August 2017.

(4) App. No. 2016/5274/P at 47 Solent Road granted on 16 November 2016.

(5) App. No. 2014/6445/P at 37 Solent Road.

6. Copies of the grant letters for (1) to (4) above are included herewith, along with the proposed drawings and some associated documents. These explain the reasons why permission should be granted for a wrap around extension.

7. The next road along from Solent Road is Narcissus Road. Permission was granted for an extension at 34 Narcissus Road in App. No. 2016/5756/P. I have included a copy of that grant letter dated 29 November 2016, and the proposed drawings.

8. Wrap around extensions have also been granted in other roads in the vicinity of Sumatra Road. The Solent Road grants of permission refer to 84 Iverson Road, App. No. 2015/7226/P, and 158 Iverson Road, App. No. 2015/4837/P.

Residential Amenity

9. The neighbours at 37 and 41 Sumatra Road support the application. 41 Sumatra Road already has a similar wrap around rear extension. 37 Sumatra Road wants to have one, or at least the possibility of building off our extension in the future to create a wrap around.

10. Please note that 37 Sumatra Road is higher than 39 so that the party wall does not have to be raised, thus there is no measurable effect on daylight or outlook.

Toby Vanhegan

26 Nov 2019.



Application ref: 2018/5503/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 1 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Peter Morris Architects
465c Hornsey Road
Unit 2 First Floor
London
N19 4DR
United Kingdom

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 conditions:

Conditions and Reasons:

- 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.

Informatives:

- 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



Daniel Pope
Chief Planning Officer

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:	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>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. 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</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>
Local groups comments:	<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>
Site Description	
<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

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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

DECISION

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

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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):

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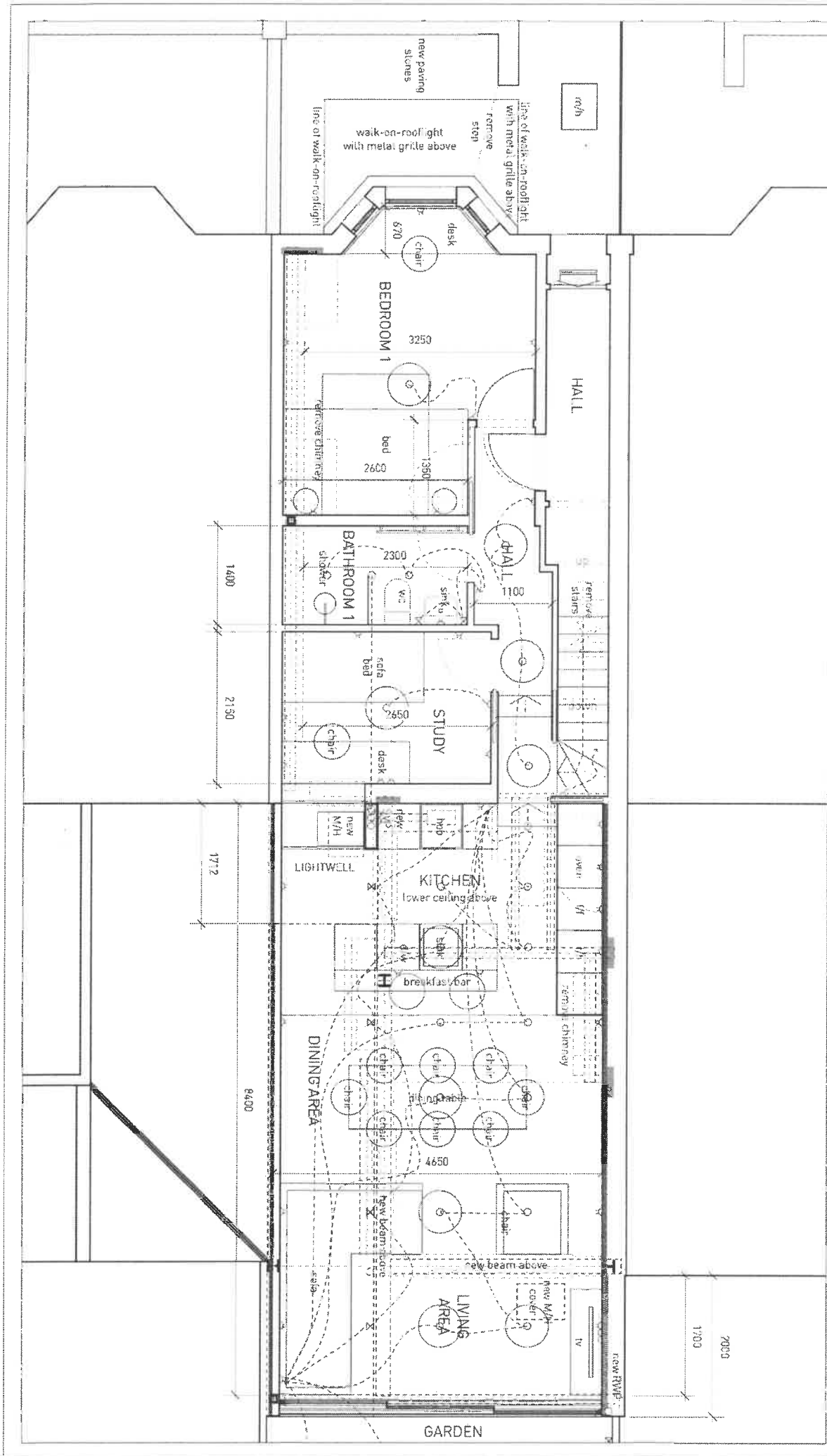
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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



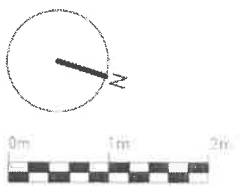
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KEY:

- Red lines indicating structural changes
- ⊗ Outside water tap
- ⊗ Wall light
- ⊗ Wall switch
- ⊗ Double plug socket
- Recess spotlight
- Pendant light

Ground Floor

① Living Room	13.98 m ²
② Kitchen	3.94 m ²
③ Room	6.00 m ²
④ Bathroom	3.22 m ²
⑤ Room	11.77 m ²
⑥ Entrance	2.70 m ²
⑦ Corridor	5.98 m ²



FOR PLANNING

Peter Morris Architects

Client
Shaun McKinley

Job

Ground Floor Plan
34 Sumatra Road
London N16 7PR

Drawing Title
GROUND FLOOR PLANS

Scale 1:50 @ A3

Date 07.07.2018	Drawn AD	Issued PM	Checked MA
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Dep. No. 217	011	Rev. H
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**Regeneration and Planning
Development Management**
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WC1H 8ND

Tel 020 7974 4444
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr & Mrs Wynn-Chandra
Ground Floor Flat,
51 Sumatra Road
London
NW6 1PT

Application Ref: **2015/3387/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Ground Floor Flat
51 Sumatra Road
London
NW6 1PT**

Proposal:
Erection of a single storey side return and rear extension including rooflights to ground floor flat.

Drawing Nos: Location plan; 101; 111; 121; 131; 201; 211; 221; 231

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 101; 111; 121; 131; 201; 211; 221; 231]

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

Informative(s):

- 1 Reasons for granting permission.

The host building is converted into 2x self-contained flats and the main rear garden is divided into two gardens. From no.51, 2-storey closet wings are characteristic of the host and neighbouring buildings; but 3-storeys up to no.49 on the north side. Except for nos. 45 & 55, single storey extensions are not common features of the adjacent houses. The proposed single storey infill extension has an 'L' shaped footprint and except for a small lightwell would infill the side patio area and project into the rear garden. It has dimensions of 5.7m (d) x 2.0m (w) + 3.0 (d) x 3.8 (w) and 3.4m (h) at the apex. It comprises matching brick work, aluminium framed glazed doors, and window and aluminium framed rooflights within its natural slate pitched roof. The proposed extension is of similar depth to no.45 but setback from no.55. The proposed extension is considered subordinate to the host building in terms of its design and proportions, and use of materials does cause any additional bulk as it is entirely housed within the internal courtyard space formed by the existing part side and part rear extension.

When viewed from the north side (no.49), with its higher ground level, the proposed could be considered to add a marginal sense of enclosure. However, at 2.5m high the shared brick boundary wall is marginally higher than the existing boundary fence (1.9m). Due to the proposed extension's size and location, plus the pitched roof there would be no harm to the amenity of adjoining occupiers in terms of the loss of natural light, outlook, privacy or light spill.

The proposed extension allows for the retention of a reasonable proportion of the rear garden, so the harm caused by the loss of the patio and garden is negligible. The installation of French doors as replacement to rear window is acceptable and would not harm the appearance of the host building.

One objection has been received (party wall matters) and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment

DESIGN AND ACCESS STATEMENT

Ground Floor Extension

To

Ground Floor Flat
51 Sumatra Road
London
NW6 1PT

Address: GF Flat, 51 Sumatra Rd, NW6

Date: 15 June 2015

1. Introduction and Background

This Design and Access Statement is provided to support our proposed extension and alterations to the Flat 1 (ground floor flat) at 51 Sumatra Road.

The existing property is a flat conversion within a Victorian house. The existing accommodation laid out on the ground comprises a living room and main bedroom to the front of the property and a small kitchen, bathroom and further small bedroom positioned in the original back addition.

Flat 2 is located on the first floor – Flat 2 does not form part of the proposals of this application.

The rear garden has been subdivided to provide private gardens for both flats.

The property will be our primary family home – we are not a business or property developer.

2. Proposals

The proposal is a single storey extension to the side return and extending 3m to the rear to create an enlarged open plan living room, kitchen and dining area as well as a small utility room / cloakroom. The current living room will then become a bedroom so to provide to well proportioned bedrooms. The current kitchen will become the main bathroom. The side return extension is set away from the rear wall of the main house by circa 1m to create a lightwell allowing light into the bedroom.

The proposal will create a family home with a layout that is more conducive to modern day living; with open-plan living and kitchen space, and well proportioned bedrooms.

It is proposed to replace an existing window with a French door to give access to the lightwell. Two new aluminium double glazed windows will be provided facing into the lightwell.

The extension external walls will be built using London stock bricks laid and pointed to match the existing property as closely as possible. The roof will have a shallow pitch (approx 25 degrees) and will be covered with natural slates to match existing. A double glazed aluminium framed sliding and folding door in the rear wall of the extension helps to provide a 'lightweight' appearance to the extension and will provide access to the garden.

Address: GF Flat, 51 Sumatra Rd, NW6

Date: 15 June 2015

The extension has been designed so that the impact upon neighbouring properties will be minimal. The eaves along the boundary with No49 Sumatra Rd are only circa 300mm higher than the existing fence / trellis height and no higher than the existing planting the grows along the fence.

No49 Sumatra Rd is also some 600mm higher than the application property and as such the eaves height of the extension is only slightly higher than the window cill height of the nearest window of No49. As such, the extension has no measurable affect on daylight or outlook of the neighbouring property.

The other eaves is set away from the boundary with No53 by approx 1.8m due to the garden for the first floor flat. Again, the eaves is only slightly higher than the fence and will have no affect on daylight or outlook of the neighbouring properties.

Whilst the overall extension is approx 8.7m long, it projects only 3m from the existing rear addition so to maintain a reasonable garden (circa 4.2m long).

The garden of Flat 2 (first floor flat), 51 Sumatra Rd is not affected by the proposed extension.

The existing soil pipe and rainwater downpipes serving the main roof will be repositioned and pass through lightwell connecting into existing drains.

There are no side facing windows and the proposed rooflights will be sited such that there will be no issue of overlooking / loss of privacy.

The existing fence between the ground floor flat and first floor flat will be maintained and it is proposed to provide additional planting and screening to enhance privacy.

Similar extensions have recently been approved at the following nearby properties:

- No55 Sumatra Rd: side return infill and rear extension circa 3m deep;
- No73 Sumatra Rd: side return infill and rear extension circa 2.3m deep;
- No41 Sumatra Rd: side return infill and rear extension circa 2m deep;
- No63 Sumatra Rd: rear extension circa 3m deep beyond back addition;
- No69 Sumatra Rd: rear extension circa 3m deep beyond back addition;

Address: GF Flat, 51 Sumatra Rd, NW6

Date: 15 June 2015

Flood Risk

The application site is not located within a flood risk area.

Accessibility

There are no changes proposed to the existing access to the building.

Due to the constraints of the existing building, it is not practical to provide fully accessible accommodation to the property.

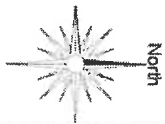
3. Conclusion

We have taken note of the character of the existing building, its neighbouring properties and its contribution to the surround area in designed the extension.

The proposals will enhance the rear elevation of the property whilst protecting and preserving its original character.

The size and form of the proposed extension complies with Camden's SPG's as far as possible and designed so not to affect the amenity of neighbouring properties. It is believed the proposal will integrate effectively with the neighbouring buildings and surrounding locality.

1. *Phragmites australis* (Cav.) Trin. ex Steud.



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1:1250

Rev	Description	Date
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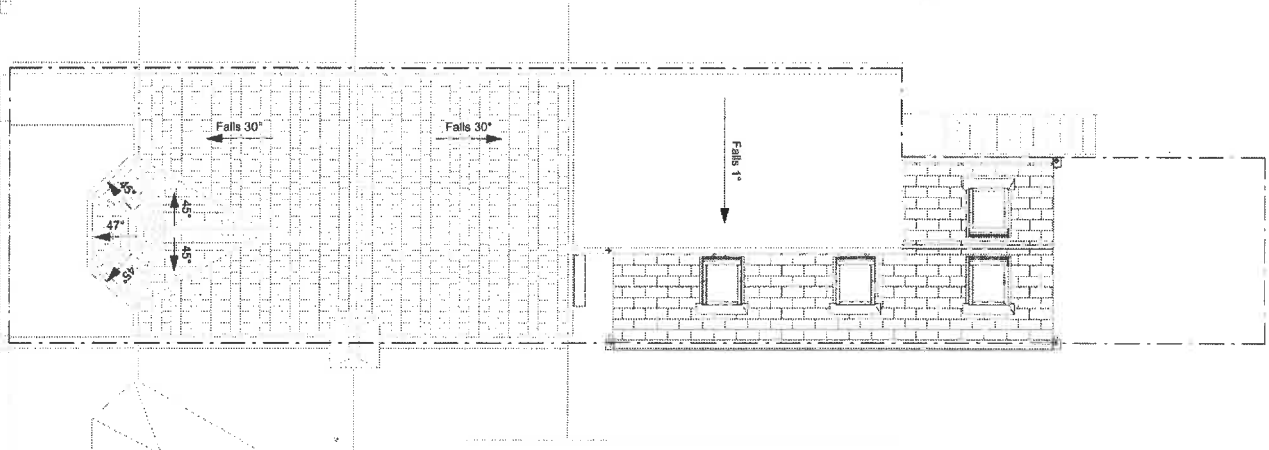
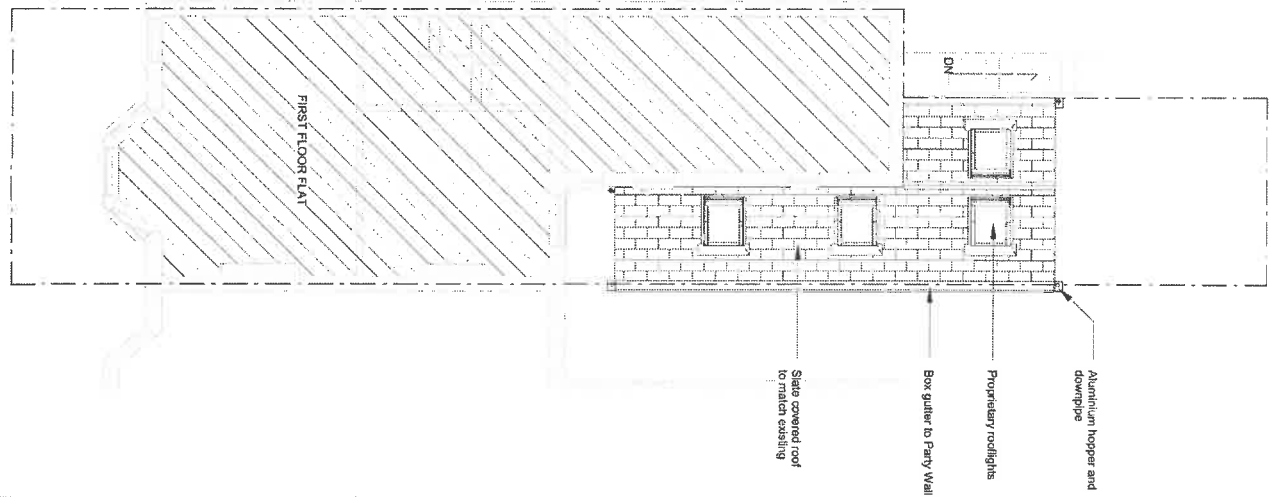
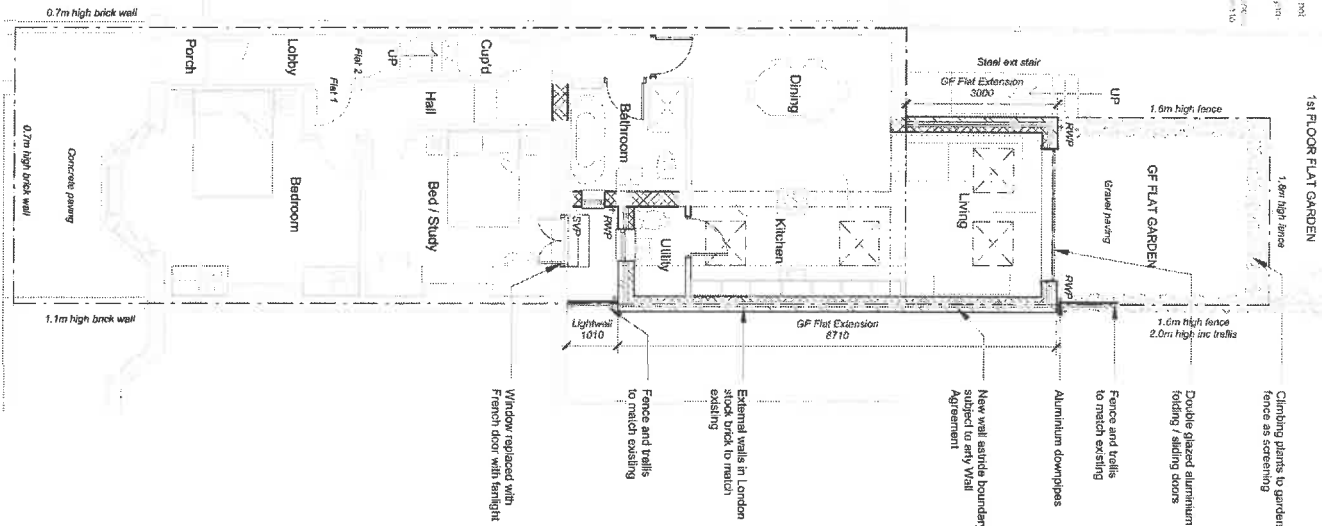


0 2 4 6 8 π 1200

PROJECT: Single storey side and rear extension	CLIENT: Mr & Mrs Wynn-Chandra	DATE: 14/08/2019	JOB NO: 422-190-WYN	DRN BY: DWC	CKD BY: DWC
ADDRESS: GF Flat, 51 Sumatra Road, West Hampstead, London NW6 1PT	DRAWING TITLE: Proposed Site and Location Plan	SCALE AT A3: As indicated	DRWG NO: 200	REV:	

PLANNING

0 1 2 3 4m
1:100



Rev	Description	Date
-----	-------------	------

1 Ground Floor
1:100

2 First Floor
1:100

3 Roof Plan
1:100

PROJECT: Single storey side and rear extension	CLIENT: Mr & Mrs Wynn-Chandra	DATE: 14/08/2015	JOB NO: 422-190-WYN	DRN BY: DWC	CKD BY: DWC
ADDRESS: GF Flat, 51 Sumatra Road, West Hampstead, London NW6 1PT	DRAWING TITLE: Proposed Floor Plans	SCALE AT A3: 1:100	DRWG NO: 201	REV:	

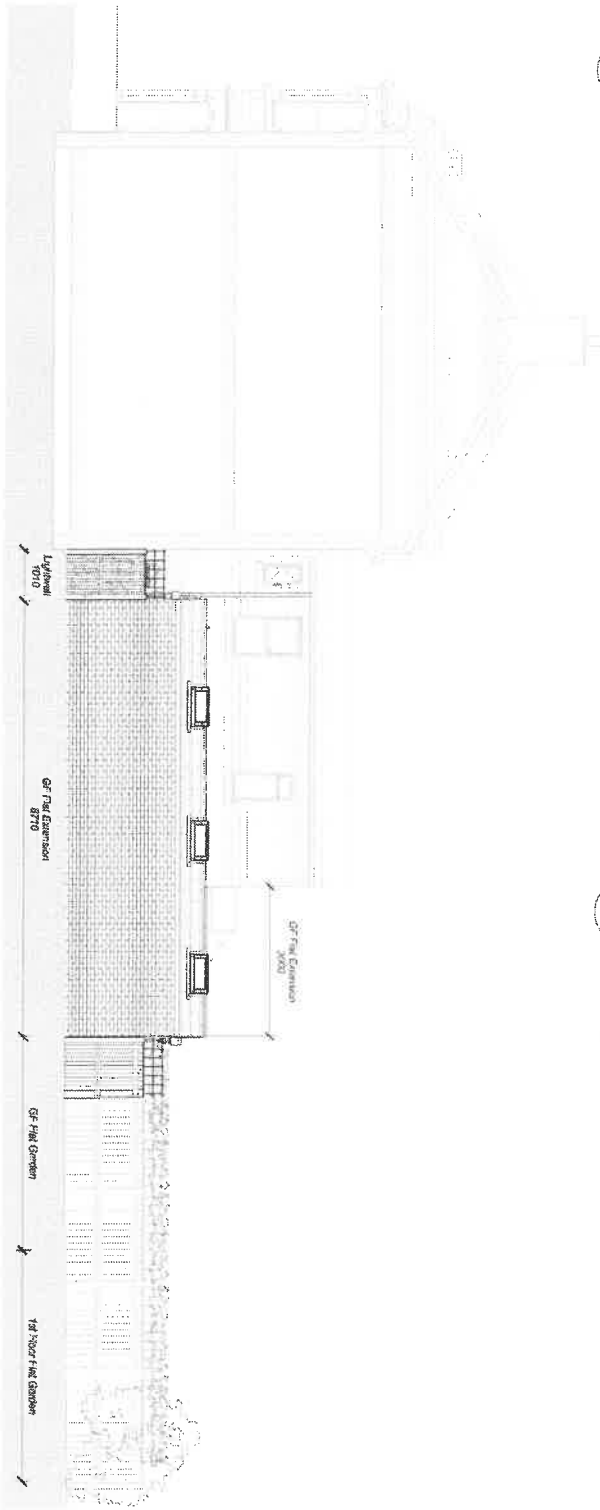
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PLANNING



1 Front / East
1 : 100

2 Rear / West
1 : 100



3 RHS Side / North
1 : 100

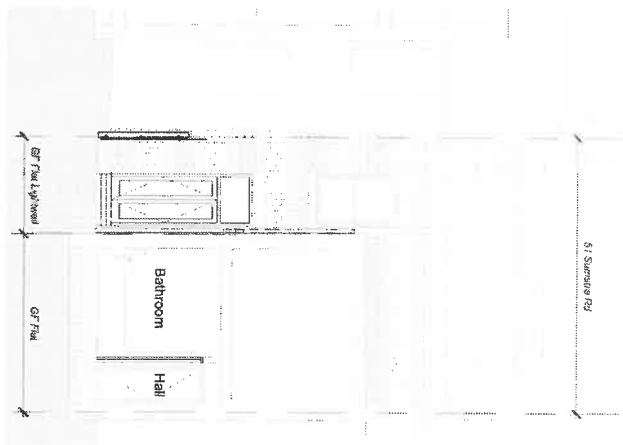
Rev	Description	Date
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PROJECT: Single storey side and rear extension	CLIENT: Mr & Mrs Wynn-Chandra	DATE: 14/06/2015	JOB NO: 422-190-WYN	DRN BY: DWC	CKD BY: DWC
ADDRESS: GF Flat, 51 Sumatra Road, West Hampstead, London NW6 1PT	DRAWING TITLE: Proposed Elevations	SCALE AT A3: 1 : 100	DRWG NO: 211	REV:	

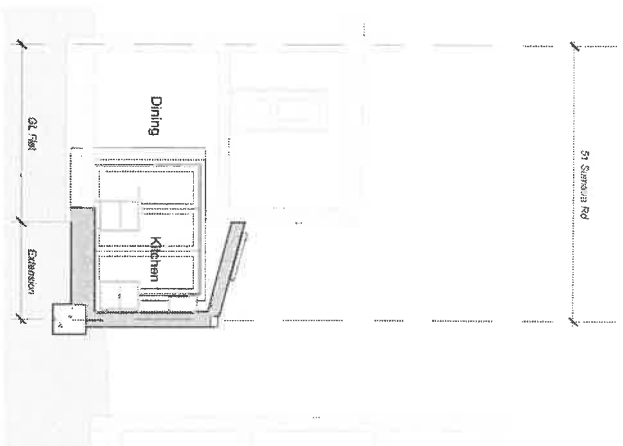
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PLANNING

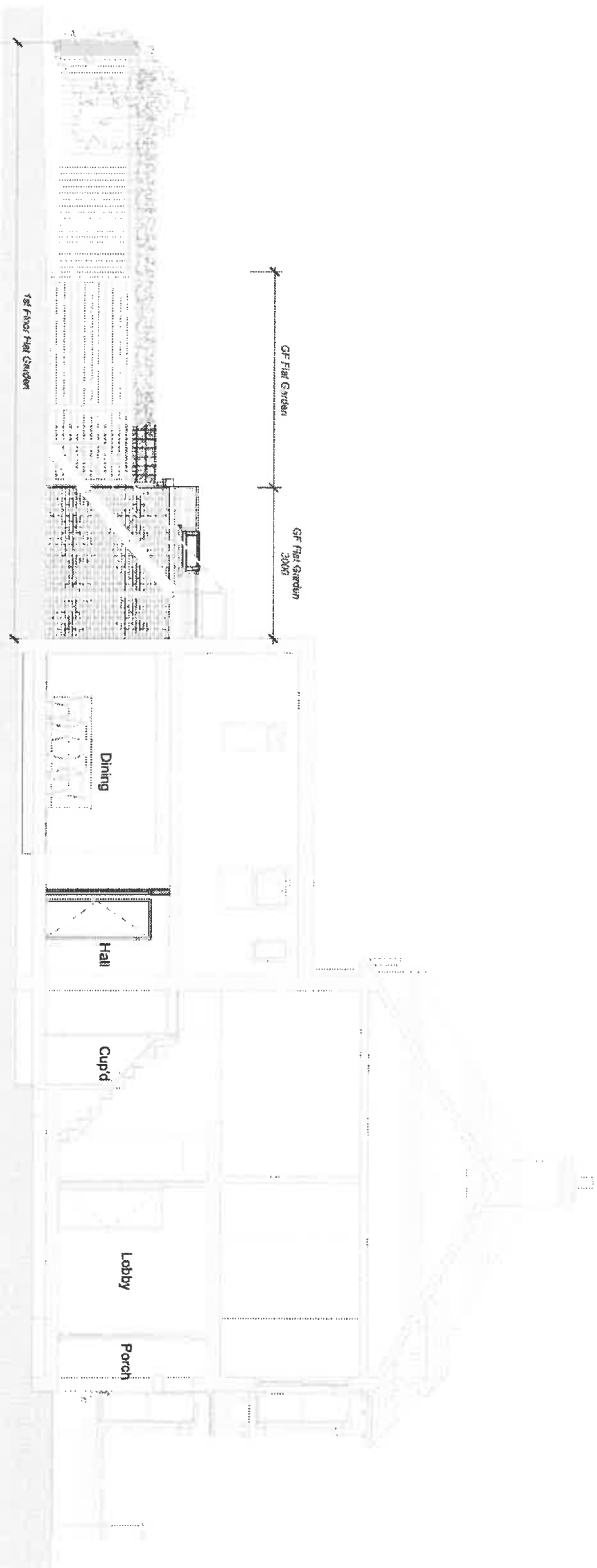
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1:100



1 Section 1
1 : 100



2 Section 2
1 : 100



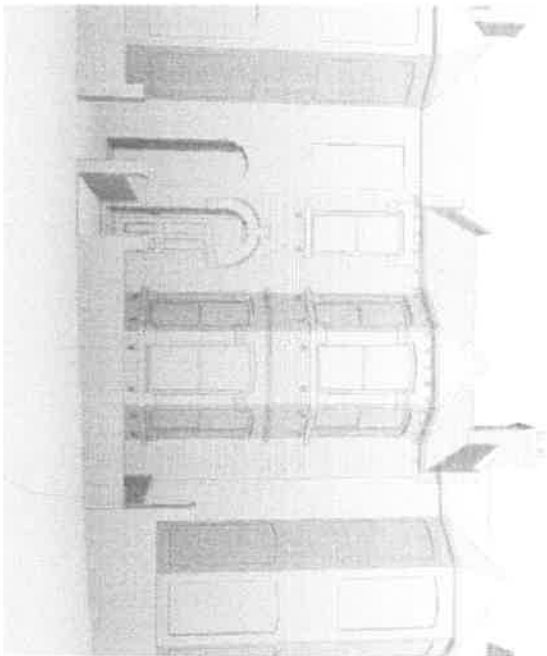
3 Section 3
1 : 100

Rev	Description	Date
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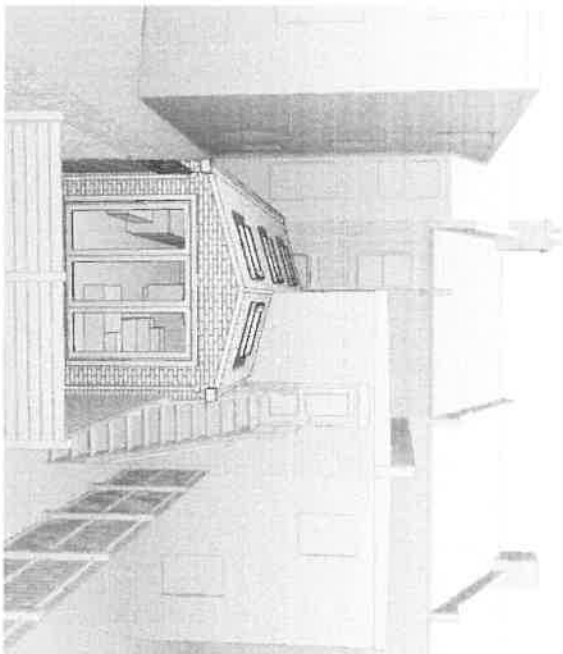
PROJECT: Single storey side and rear extension	CLIENT: Mr & Mrs Wynn-Chandra	DATE: 14/06/2015	JOB NO: 422-190-WYN	DRN BY: DWC	CKD BY: DWC
ADDRESS: GF Flat, 51 Sumatra Road, West Hampstead, London NW6 1PT	DRAWING TITLE: Proposed Sections	SCALE AT A3: 1 : 100	DRWG NO: 221	REV:	

PLANNING

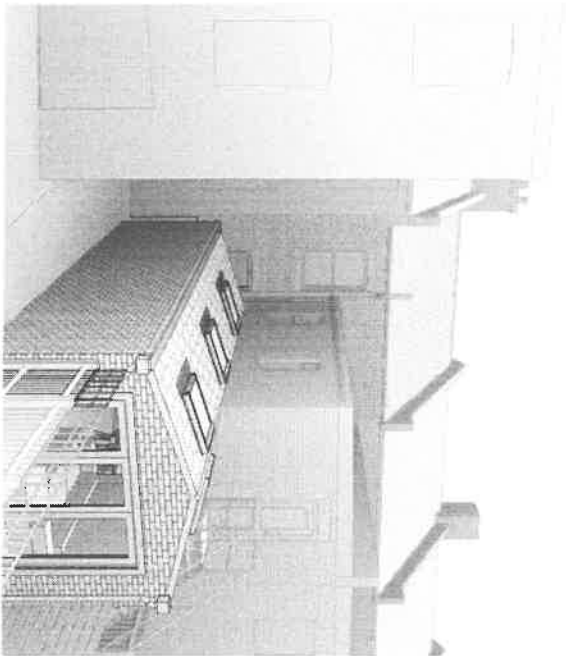
This drawing is a 3D architectural rendering of the proposed development. It is intended to provide a visual representation of the proposed building and its relationship to the surrounding context. The drawing is not a photograph and should not be used for any other purpose.



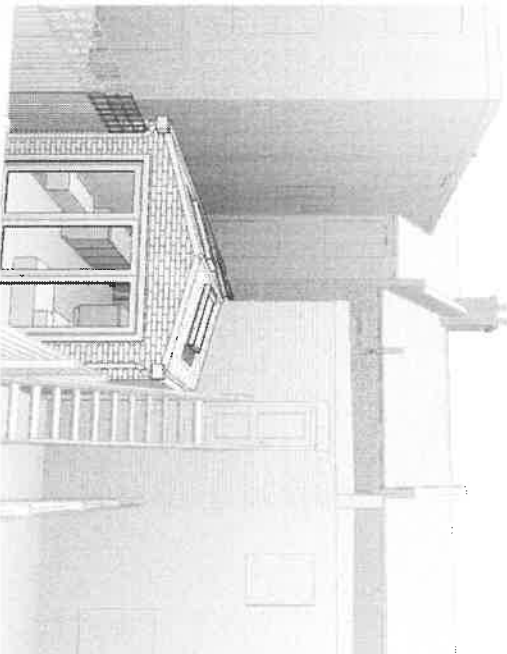
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

PROJECT: Single storey side and rear extension	CLIENT: Mr & Mrs Wynn-Chandra	DATE: 14/08/2015	JOB NO: 422-190-WYN	DRN BY: DWC	CKD BY: DWC
ADDRESS: GF Flat, 51 Sumatra Road, West Hampstead, London NW6 1PT	DRAWING TITLE: Proposed 3D Views	SCALE AT A3:	DRWG NO: 231	REV:	



Application ref: 2019/1183/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 23 April 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
www.camden.gov.uk/planning

Bowen Architects Ltd
The Building Centre
26 Store Street
London
WC1E 7BT
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Solent Road
London
NW6 1TP

Proposal: Erection of single storey side/ rear extension; installation of 2 roof lights and alteration to existing rear dormer facade including provision of Juliet balcony.

Drawing Nos: (Preface: 1909) OS.01; EX.01; EX.01; EX.03; EX.04; EX.05; EX.06;
PP.01 (Rev A); PP.02 (Rev A); PP.03 (Rev A); PP.04 (Rev A); PP.05 (Rev A); PP.06
(Rev A); PP.07 (Rev A); Design & Access statement (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: (Preface:1909) OS.01; EX.01; EX.01; EX.03; EX.04; EX.05; EX.06; PP.01 (Rev A); PP.02 (Rev A); PP.03 (Rev A); PP.04 (Rev A); PP.05 (Rev A); PP.06 (Rev A); PP.07 (Rev A); Design & Access statement (Rev A)

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

Informative(s):

- 1 Reasons for granting permission.

The proposal comprises a single storey side/rear infill extension. The extension would appear as a subordinate addition to the host property and would not extend beyond the depth of the neighbour's existing rear extension, which is representative of the building line of the wider terrace. The rear extension would be of a similar scale to a recent permission for a side/rear infill extension at no.37 Solent Road (ref. 2014/6445/P).

The extension would have an asymmetrical pitched roof form that is considered sensitive to the rear elevation. The extension would be finished in pressed metal cladding with a largely glazed elevation. The form and material palette is thought to be acceptable for a non-prominent location on the building.

The two rooflights proposed for the front roofslope are appropriate in size and number and would have limited prominence from the street.

The existing rear dormer is to be remodelled but would remain the same size in each direction. The openings would be enlarged with one comprising glazed doors, finished with a Juliet balcony. The dormer would have a cleaner, more contemporary appearance that is considered acceptable, especially given the variety of dormer roof extensions in the vicinity.

It is also proposed to replace uPVC windows to the front and rear elevations with double glazed timber sash units, which is a welcomed alteration.

The extension would not exceed the depth of the extension at no.21 Solent Road and in the other direction is adjacent to a medical centre with no windows in close proximity to the boundary. The proposal is therefore not expected to bring about any adverse impacts on the amenity of adjoining occupiers in terms of outlook, daylight/sunlight, or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and

West Hamspead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 3 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.
- 4 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.

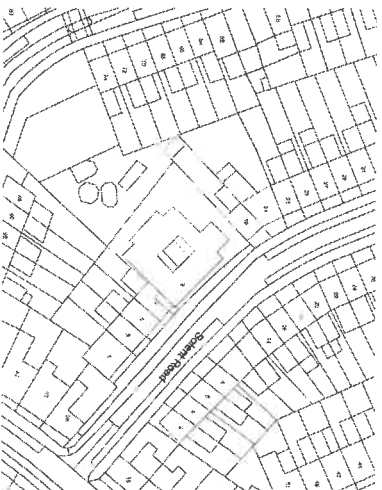
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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', with a stylized, cursive script.

Daniel Pope
Chief Planning Officer



⑤ Christopher Bowen

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Scale

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P

[illegible]Client: **Ruori Fitzpatrick**

Project Title: Social Road, West Fresno

Time Site location

Drawn by

Date: _____

For:

100

Drawing No.

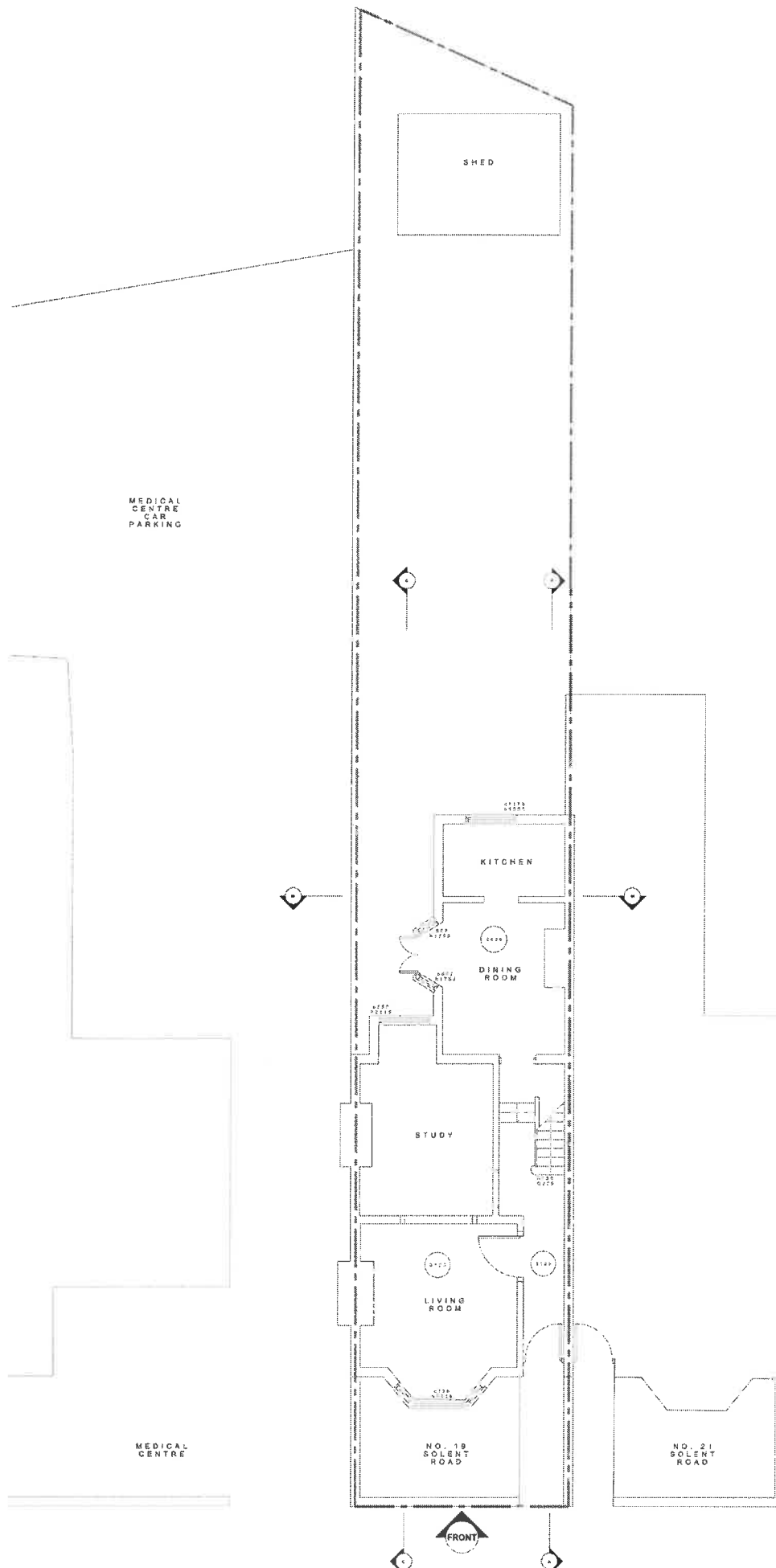
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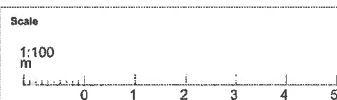
ARCHITECTS

26 STORE STREET
LONDON WC1E 7BT

020 7626 6373 763 106360
07062448166403623625464017



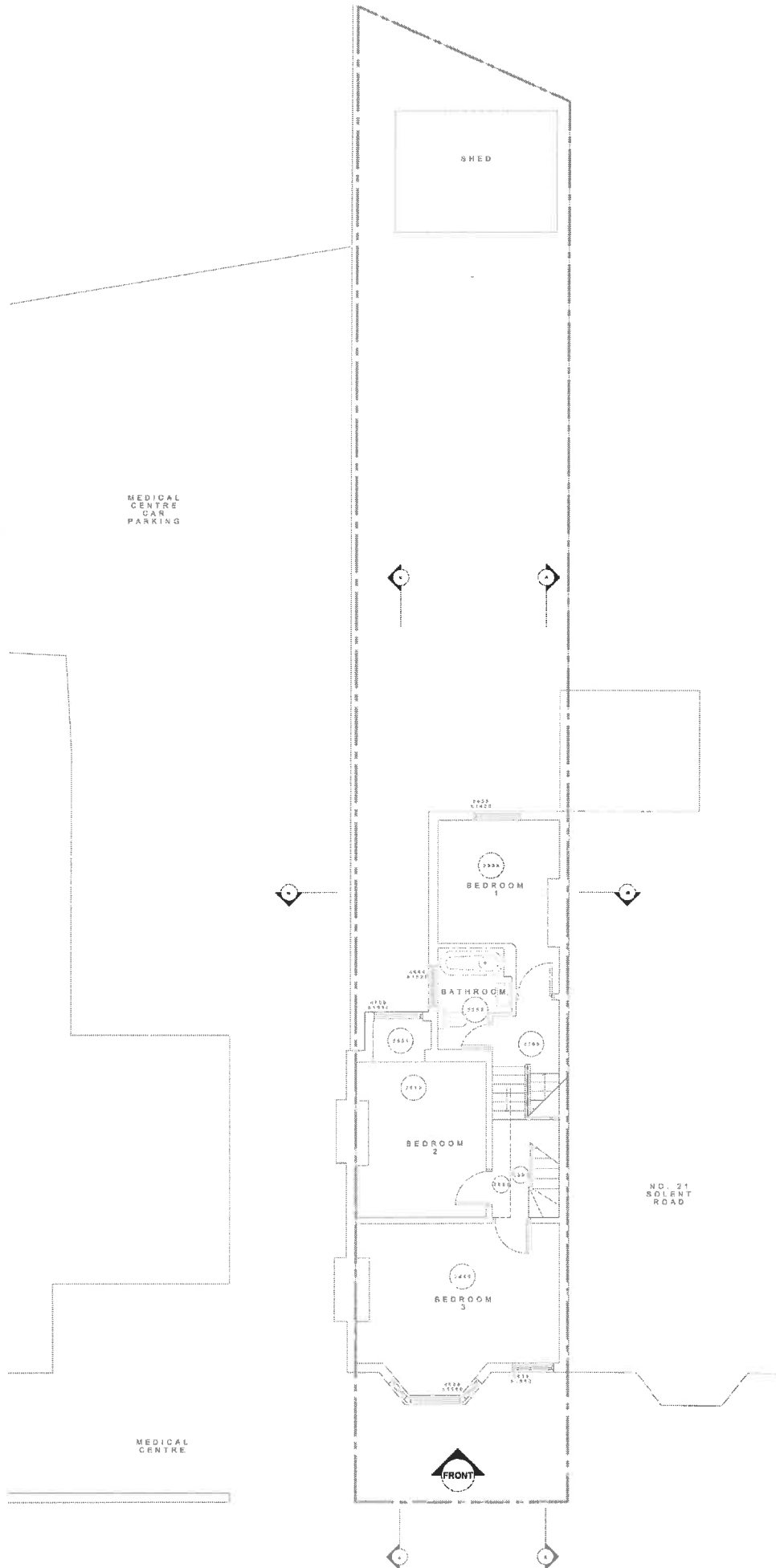
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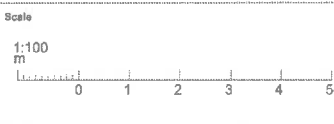
Rev	Date	Detail

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Project Title	19, Solent Road, West Hampstead
Title	Existing ground floor plan
Drawn by	SF
Date	03.01.16
Rev	
Scale	1:100
Drawing No.	1909 EX.01

BOWEN
ARCHITECTS
26 STORE STREET
LONDON WC1E 7BT
Tel: 020 7573 0781/07307
Project: 1909 EX.01



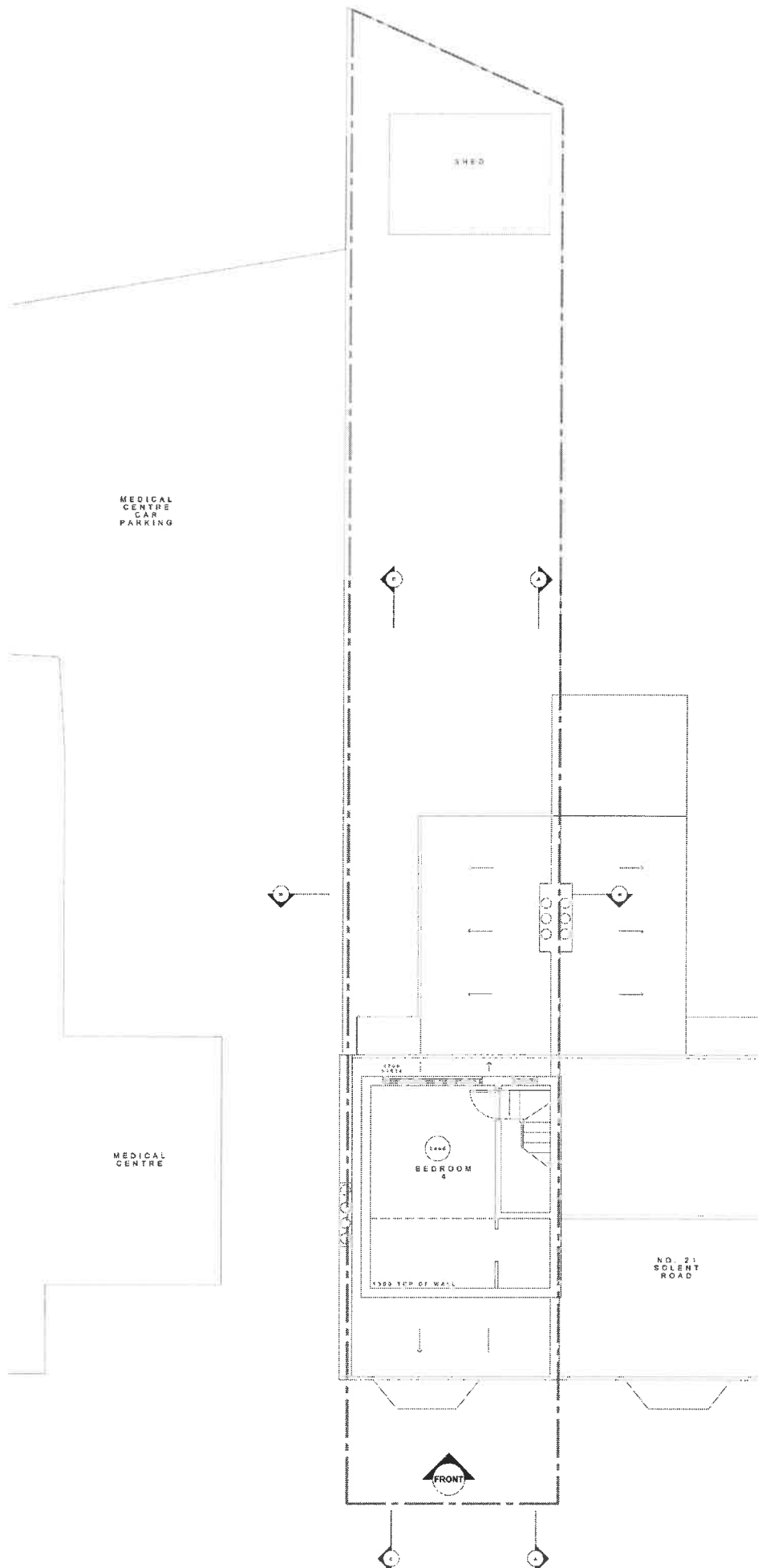
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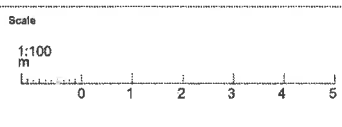
Rev	Date	Detail

Client Rochi Fitzpatrick	
Project Title 19, Solent Road, West Hove	
Title Existing first floor plan	
Drawn by SF	Drawing No. 1909 EX.02
Date 03.01.18	Scale 1:100

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26 STORE STREET
LONDON WC1E 7BT
020 7620 5333 0203 105380
project@bowen.co.uk 0203 105380



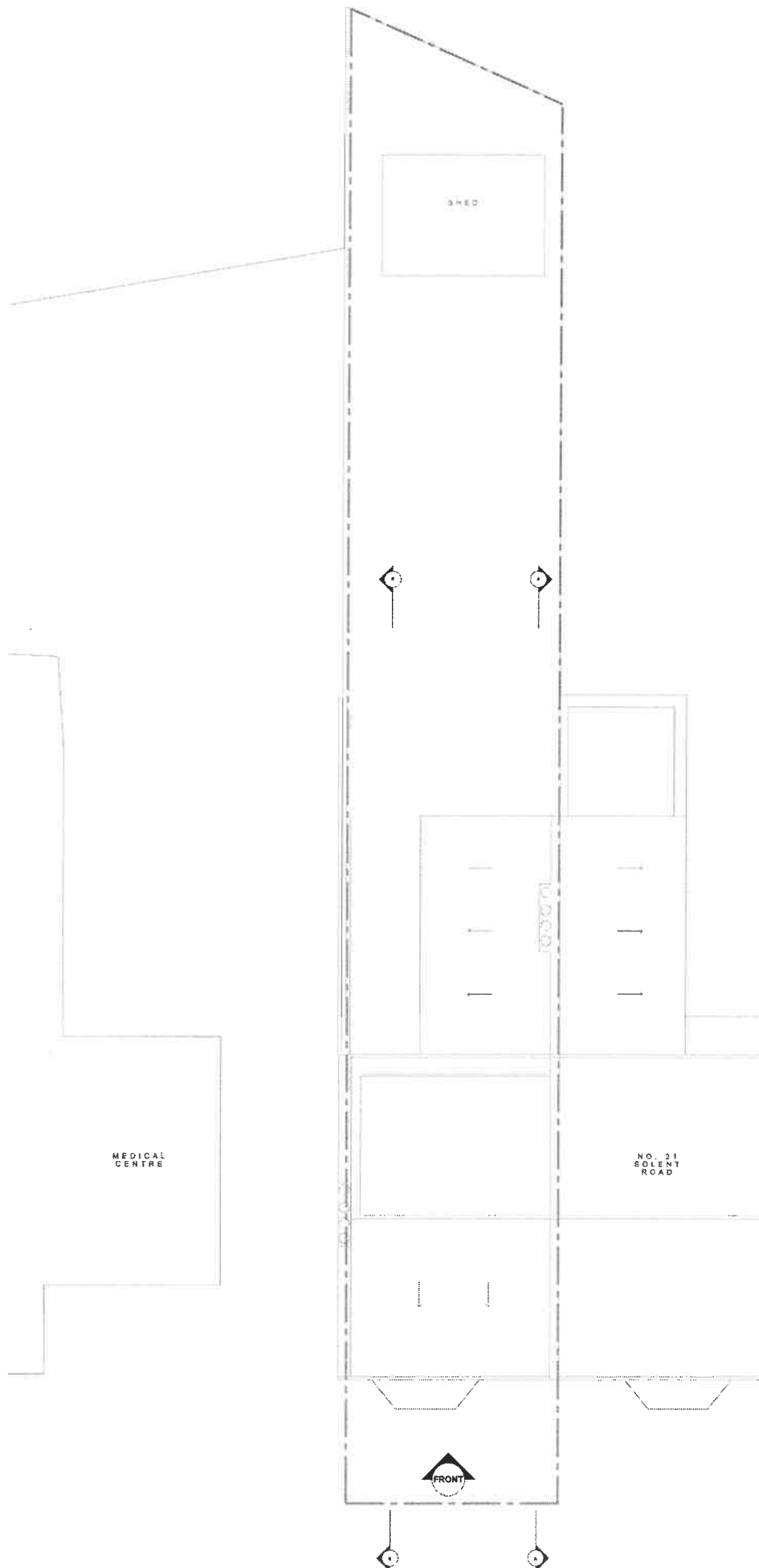
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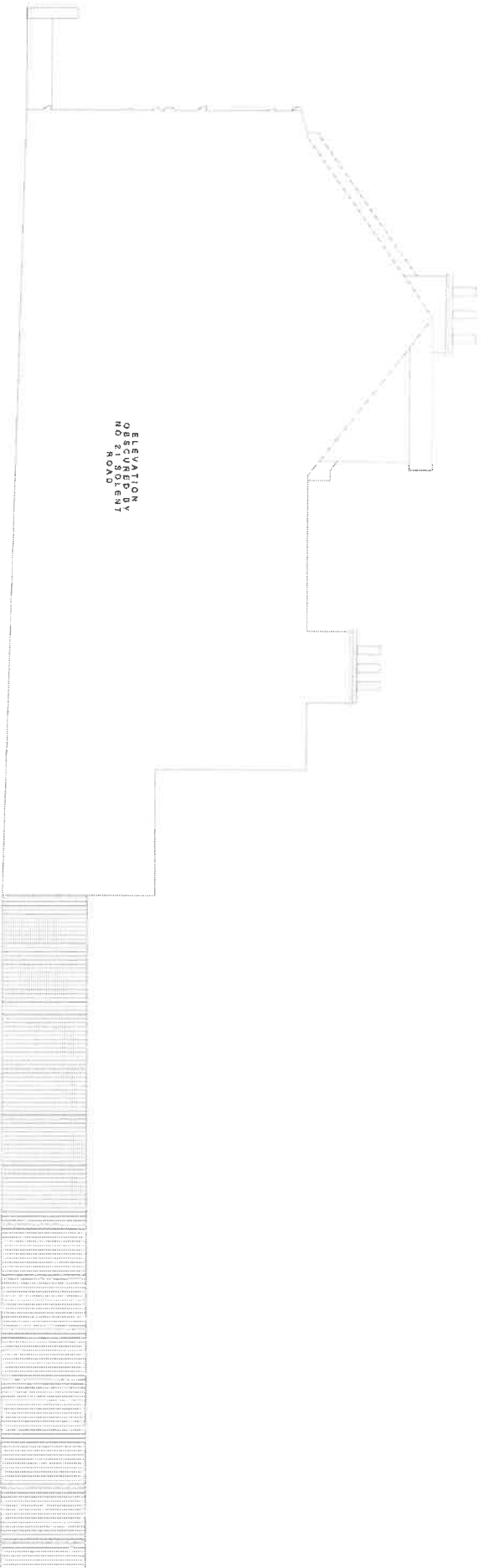
Rev	Date	Detail

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Project Title	19, Solent Road, West Hamstead
Title	Existing second floor plan
Drawn by	SE
Date	13.01.18
Rev	
Scale	1:100
Drawing No.	1009.EX.03

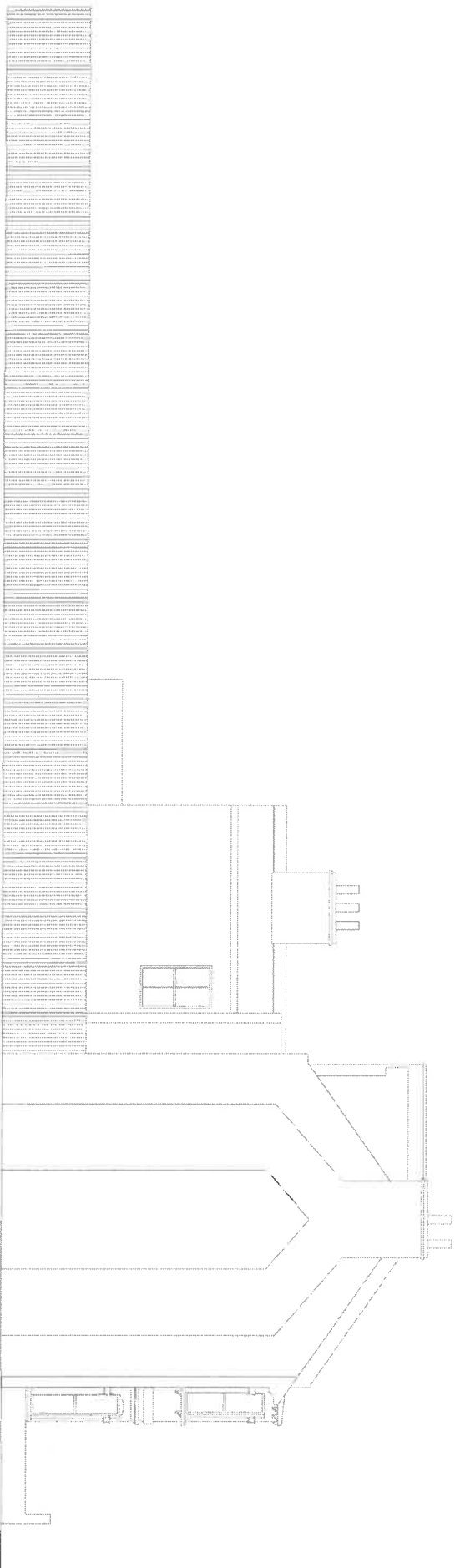
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ELEVATION
NO 26 SLOPER
ROAD



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Scale

1:100

m

0 1 2 3 4 5

North

Rev

Date

Drawn

Client: Rudi Fitzpatrick

Project: 19, Solent Road, West Hampstead

Title: Existing west elevation and section A-A

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Scale: 1:100

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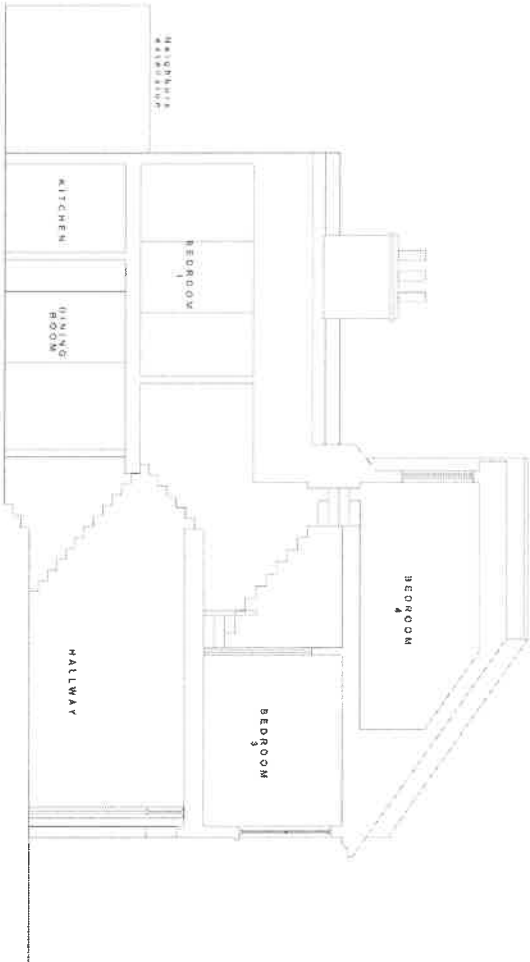
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LONDON WC1E 7BT

phone: 020 7813 3333

email: info@bowenarchitects.com



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Scale

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North

Rev

Date

Detail

Client: Rishi Fitzpatrick

Project Title: 19, Solent Road, West Hampstead

Title: Existing section A-A

Drawn by: SF

Rev: 1

Scale: 1:100

Drawing No.: 1909.FX.05

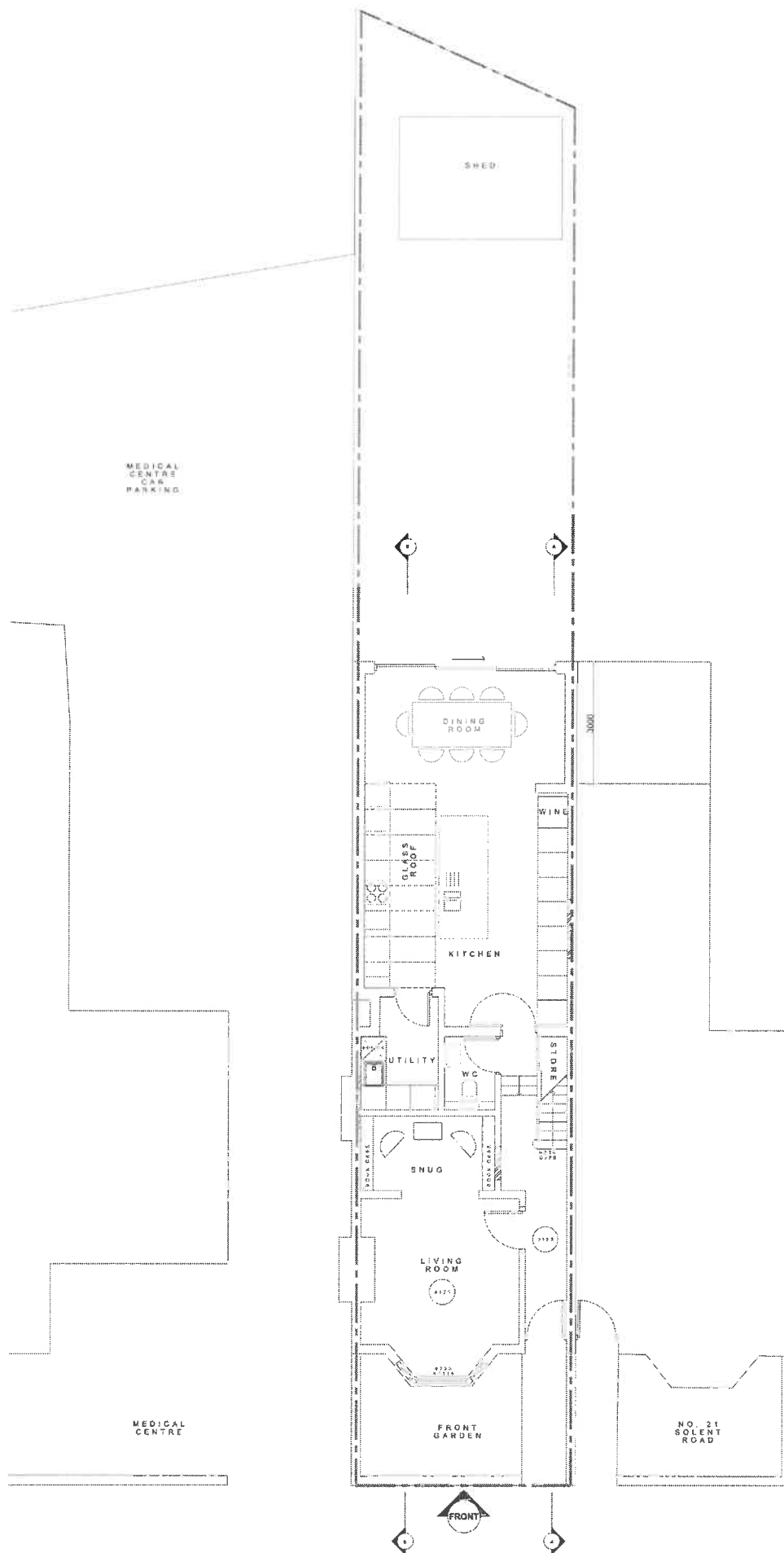
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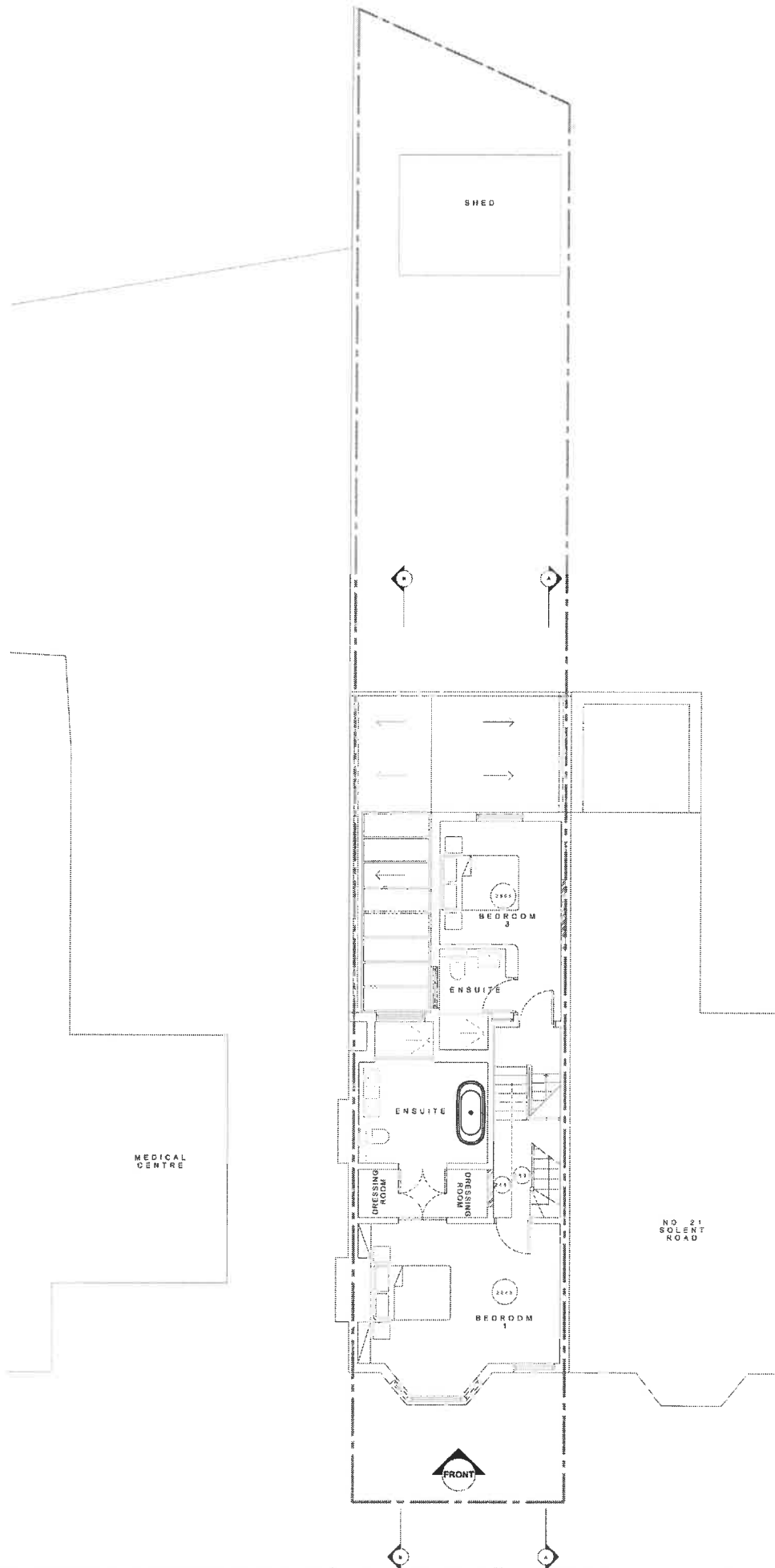
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LONDON WC1E 7BT

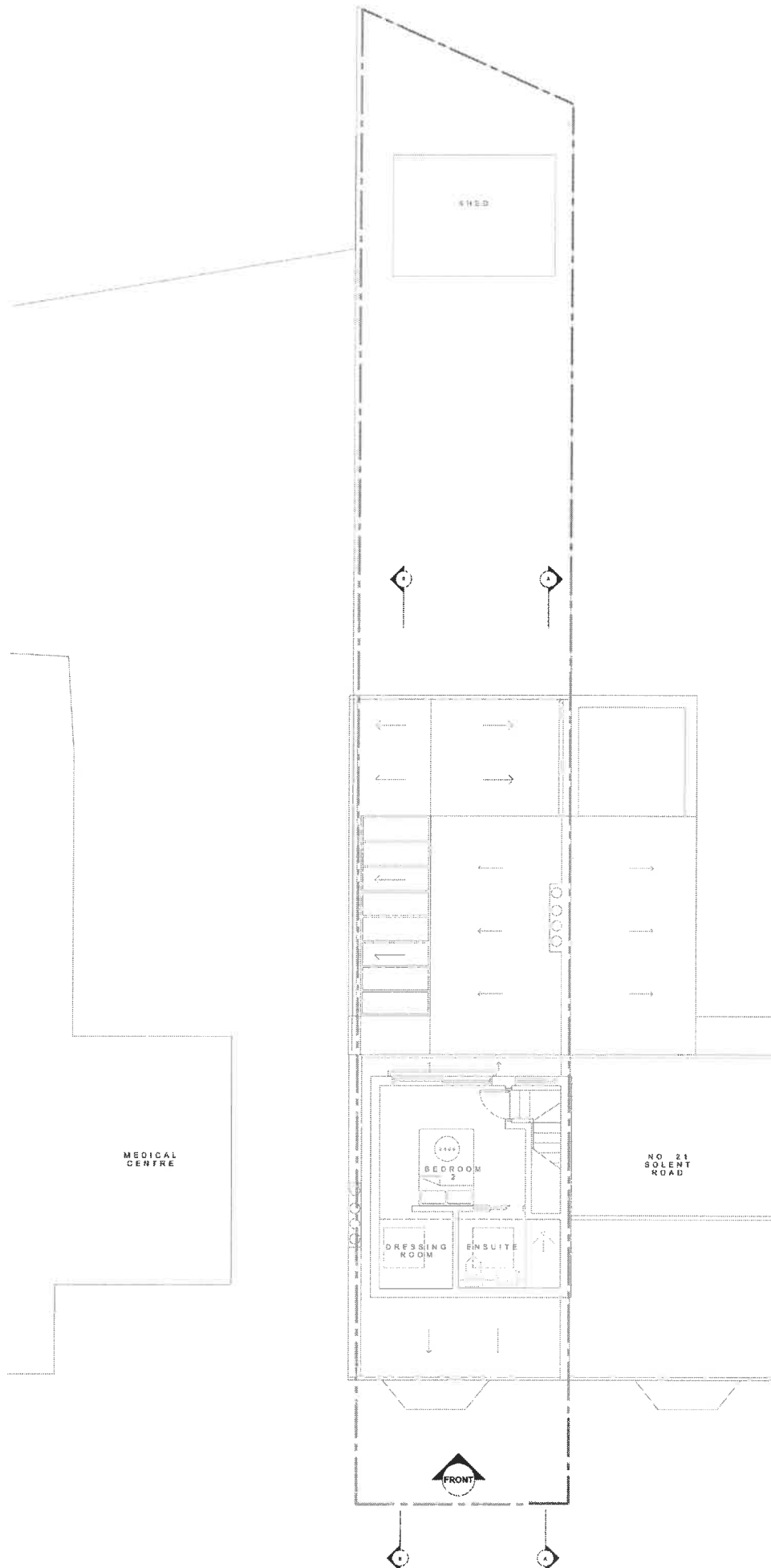
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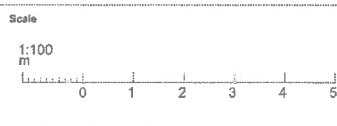
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			<p>2</p>	<p>23.01.18</p>	<p>19. Solent Road, West Hampstead</p>	<p>Title</p> <p>Proposed ground floor plan 1</p>	



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	1	01.12.16	PROPOSED FIRST FLOOR PLAN																				
	Client: Ruairi Fitzpatrick																						
	Project Title: 19, Solent Road, West Hampstead																						
Title: Proposed first floor plan																							
Drawn by: SF	Drawing No.:																						
Date: 01.01.16	Rev: A																						
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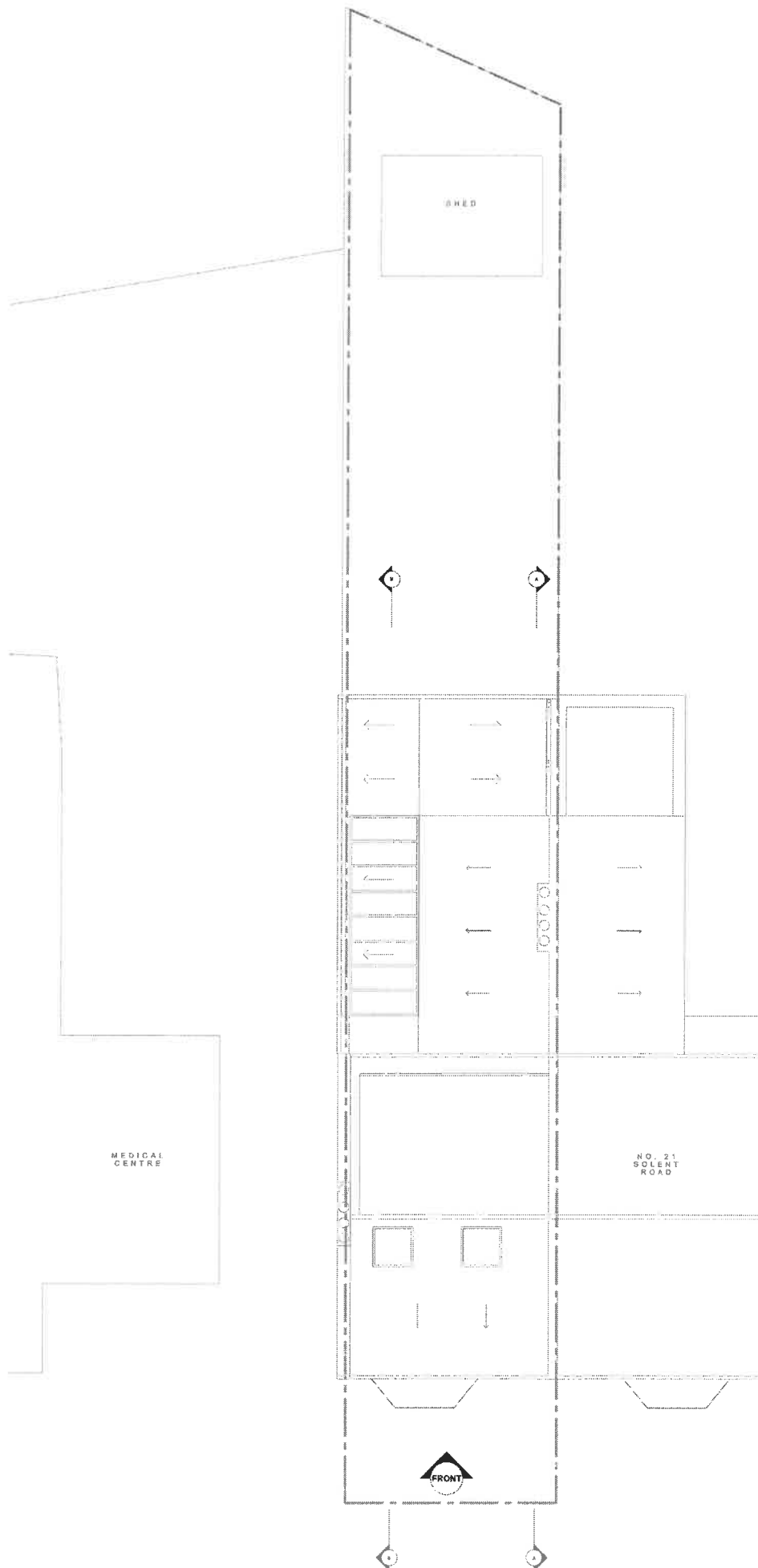
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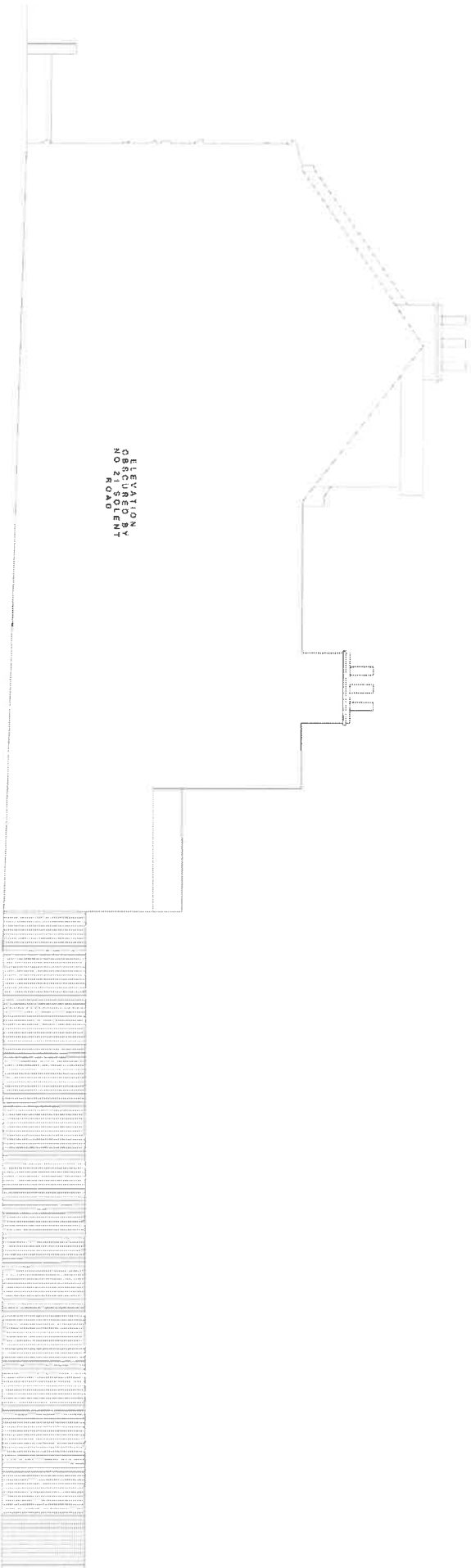
Rev	Date	Detail
1	16/12	CHANGES REFLECTED BY 1/16

Client	Rugini Fitzpatrick
Project Title	19, Solent road, West Hampstead
Title	Proposed second floor plan
Drawn by	SF
Date	23.01.16
Rev	A
Scale	1:100
Drawing No.	1909 FP 03

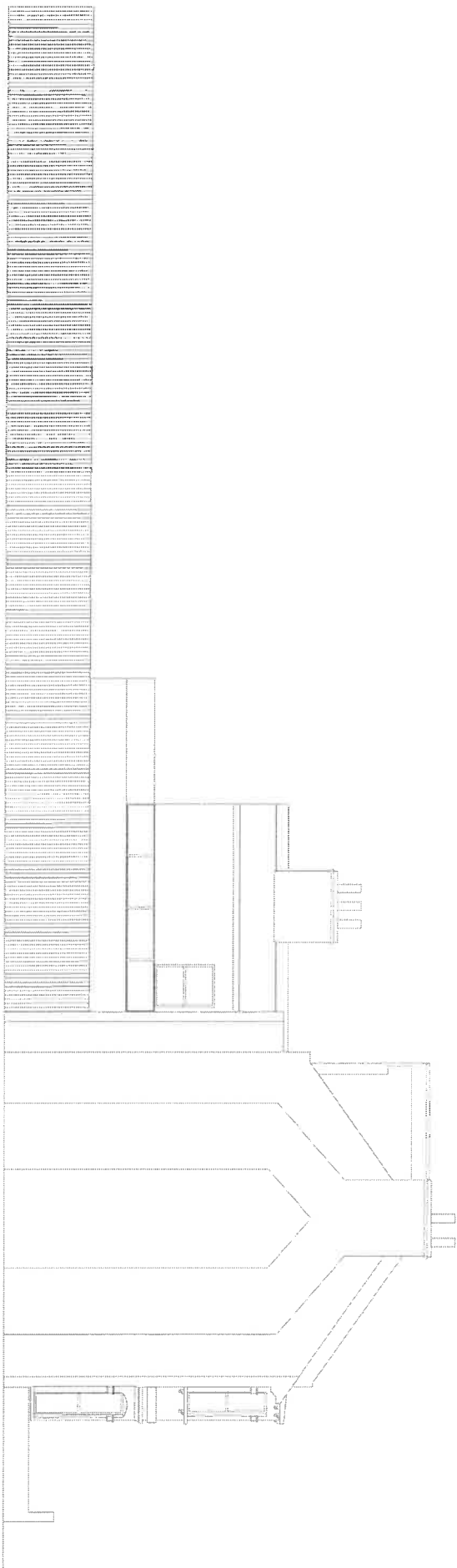
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26 STORE STREET
LONDON WC1E 7BT
020 7625 8323 07851105380
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ELEVATION
ORIGINATED BY
NO. 2100/01/01
2005

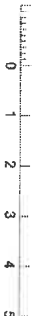


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Scale

1:100



North



Rev

Date

Detail

Client: Roff Filtronic
Project: 19, Solent Road, West Hamstead
The Proposed East and West elevations

Drawn By: SF
Rev: A

Scale: 1:100

Drawing No.
1909.PP.05

BOWEN

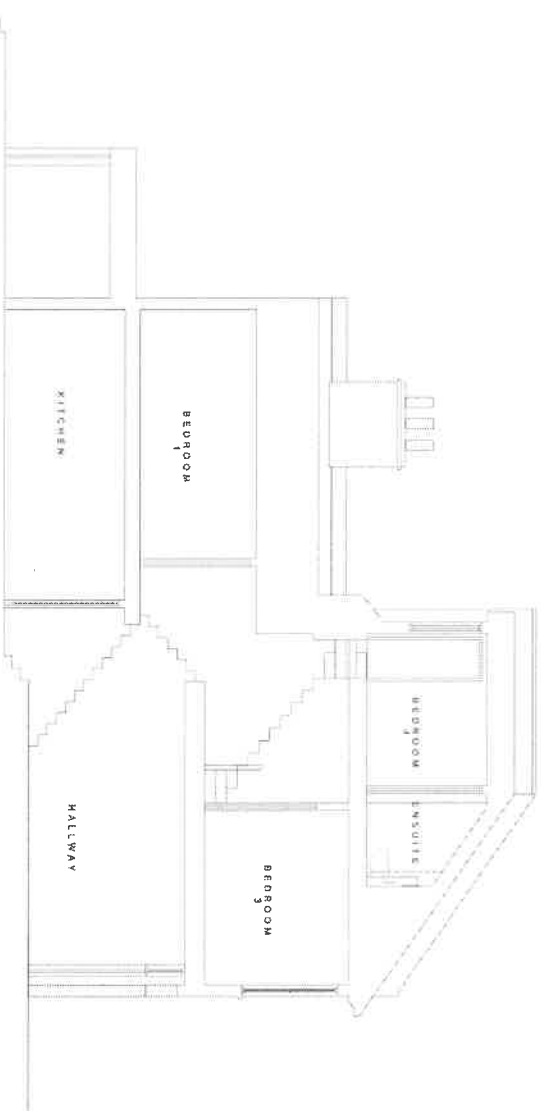
ARCHITECTS

20 STONE STREET

LONDON WC1E 2BT

Phone: 020 7490 4000

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<p>● Christopher Bown</p> <p>This drawing and any design herein is the copyright of the Consultants and must not be reproduced without their written consent. All drawings remain the property of the Consultants. No liability can be taken from this drawing. All dimensions to be checked on site. Consentance to be obtained immediately of any discrepancies before work proceeds.</p>																																	
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<p>BOWEN</p> <p>ARCHITECTS</p> <p>28 STORE STREET</p> <p>LONDON WC1E 7BT</p> <p>020 734 0151 020 734 0150</p> <p>info@bownarchitects.co.uk</p>																																	

Mr Hyeongsoon Choi
Bischell Construction
114 Cumberland House
80 Scrubs Lane
London
NW10 6RF
United Kingdom

Application Ref: **2017/5537/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

29 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**70 Solent Road
LONDON
NW6 1TX**

Proposal:
Erection of a single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition.

Drawing Nos:
Location Plan: HH-01-09-17.
Existing: Floor and Roof plans - Existing - HH-02-09-17 Rev 2 & HH-03-09-17 Rev 2,
Elevations - Existing- HH-05-09-17 Rev 2.
Proposed: Floor and Roof plans - Proposed HH-04-09-17 Rev 2, Elevations- proposed -
HH-06-09-17 Rev 2.

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: Location Plan: HH-01-09-17.
Existing: Floor and Roof plans - Existing - HH-02-09-17 Rev 2 & HH-03-09-17 Rev 2, Elevations - Existing- HH-05-09-17 Rev 2.
Proposed: Floor and Roof plans - Proposed HH-04-09-17 Rev 2, Elevations-proposed - HH-06-09-17 Rev 2.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

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.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 Reasons for granting permission:

The single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition are considered to be acceptable as the proposal would be of an appropriate bulk and mass, screened behind the bulk of the host dwelling, and therefore would not be visible from the street.

The side extension would be 2.3 metres on the boundary to No. 68, and would be approximately 4.7m in depth, along the boundary to No. 68, and would create a wraparound extension with the proposed rear extension. The rear extension would project 1m from the back of the existing rear building line, and would be flush with the existing rear extension at No. 72. The proposed rear extension would be 3m in height .

The roof of the side extension would be constructed from glazing panels. The roof of the rear extension would be constructed from GRP roofing. Openings to both the rear and side extension would be made from timber. External walls of the proposed extension would be constructed from matching stock bricks, in keeping with the host dwelling.

In terms of amenity it is noted that there is a large wrap-around canopy structure at No. 68. No planning history could be found of the canopy structure, however aerial mapping indicates that the canopy structure has been in place for a minimum of four years. It is therefore considered that No. 68 have compromised their own outlook and access to daylight and sunlight through the erection of an unsympathetic canopy structure.

A rear extension was granted at No. 72 in 2014, (planning permission reference: 2013/7536/P). The proposed rear extension at No. 68 would be flush with the rear building line at No. 72 at a height of 3m. Therefore it is considered that the proposed development would not result in significant residential amenity impacts to No. 72.

One objection has been received from a neighbour. This objection has been duly considered. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

It is therefore considered that the size, design and materials of the proposed side extension and conservatory would be in keeping with the host building and adjoining dwellings in the terrace. No concerns are raised regarding the size, number and location of proposed rooflights to the existing ground floor back addition.

Further, the size, location and height of the proposal would not adversely harm the

amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy for adjoining occupiers.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

CONSULTATION SUMMARY

Case reference number(s)

2017/5537/P

Case Officer:

Nastassja Lazarus

Application Address:

70 Solent Road

LONDON

NW6 1TX

Proposal(s)

Erection of a single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition.

Representations

Consultations:

No. notified

0

No. of responses

1

No. of objections

1

Summary of representations

Officer response is in italics.

One representation has been received from a neighbour.

Summary of comments:

- Concerns regarding the requirement for foundations to be dug for the section of the wall that adjoins the party wall.

The proposal involves increasing the height of the boundary wall. This may require a Party Wall Agreement. Party walls agreements and works including digging foundations are not considered to be material planning considerations. These matters will not be considered as part of the planning process. Further, Party Wall agreements are a civil matter.

- The propos side extension has been reduced in depth and height. Concern regarding partial visual obstruction from the kitchen of No.

68 due to the proposed increase in height on the boundary.

The proposal has been revised. The depth of the side extension has been reduced from 6.7m to 4.7m, and the height of the side extension has been reduced from 3.0m to 2.3m. Therefore providing improved outlook for No. 68 compared to the initially proposed scheme.

Further, taking into account the existing unsympathetic canopy structure at No. 68, (which would have diminished outlook for occupiers of No. 68), it is considered that the cumulative impacts of the proposed side and rear extension would not result in significant residential amenity impacts for occupiers at No. 68.

Therefore, there are no outstanding objections to be addressed regarding this planning application.

Recommendation:-

Grant planning permission



LOFT FLOOR PLAN
- EXISTING



ROOF PLAN
- EXISTING

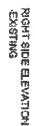
NEIGHBOUR'S EXTENSION

[illegible]

70, Solent Road, Kettingham, London, NW6 1TX

Planning

2



0000-0000-0000-0000

- [illegible]



BISCHOFF
THE DESIGN & BUILD COMPANY

Hilsdorf - Oregon & Band.
 Suite 114
 60 Concordance Plaza, Suite 114
 Tualatin, OR 97061
 Tel: 503-261-1144

79, Solent Road, Kilburn, London, NW6 1TX

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Presumably, the effect of the β -blocker is to reduce the heart rate, which in turn reduces the oxygen demand of the heart. This is a beneficial effect in the setting of aortic stenosis, where the heart is unable to increase its output to meet the increased oxygen demand. The use of β -blockers in aortic stenosis is controversial, as they may also reduce the heart rate to a point where the heart is unable to maintain adequate output. However, in the setting of aortic stenosis, the use of β -blockers is generally avoided.

ELEVATION-EXISTING

Planning

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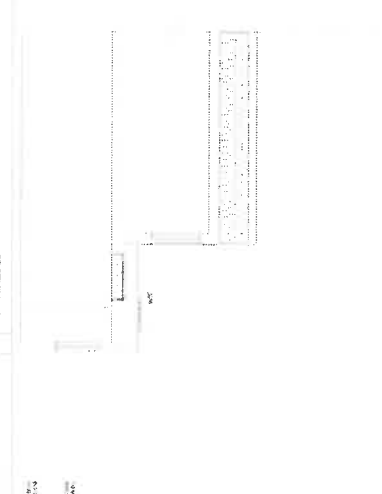
REAR ELEVATION
- PROPOSED



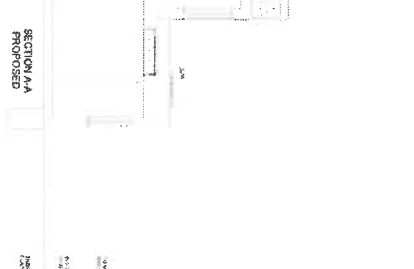
REAR ELEVATION EXTENSION
- PROPOSED



RIGHT SIDE ELEVATION
- PROPOSED



LEFT SIDE ELEVATION
- PROPOSED



SECTION A-A
PROPOSED

GENERAL NOTES

1. SEE ALL DIMENSIONS ON THE PLAN.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON A LEVEL.
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19. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON A LEVEL.
20. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON A LEVEL.

BISCHELL
THE DESIGN & BUILD COMPANY

10, Sibel Road, Kibara, London, NW6 1TX

Planning

11/06/09-17

Miss Ruth Chadney
Cousins & Cousins
Bedford House
125-133 Camden High Street
London
NW1 7JR

Application Ref: **2017/1825/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Solent Road
London
NW6 1TX

Proposal: Erection of an infill side extension and single storey rear extension at ground floor level to residential dwelling (Class C3).

Drawing Nos: P_000 REVP1, P_101 REVP1, P_102P REV, P1, _200 REVP1, P_202 REVP1, P_301 REVP2, P_302 REVP1, P_400 REVP1 and Design and Access Statement commissioned by Cousins dated March 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: P_000 REVP1, P_101 REVP1, P_102P REV, P1, _200 REVP1, P_202 REVP1, P_301 REVP2, P_302 REVP1, P_400 REVP1 and Design and Access Statement commissioned by Cousins dated March 2017.

Reason:

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

Informative(s):

- 1 Reason for granted planning permission:

Planning consent was previously granted for a single storey side extension. (ref 2016/6108/P dated 02/02/2017). The application was revised during the course of the assessment following officer's concerns and the depth of the infill extension was reduced. The current application seek to extend the depth of the side infill extension towards the rear garden by adding an additional 3m to the approved 6m addition.

The proposed extension would measure 9m in depth, 1.5m in width and the pitched roof would rise from 2.4m on the party wall boundary with no. 64 Solent Road to approximately 2.7m. The existing party wall consists of brick to 1.6m tall with timber trellis fencing above, giving a combined height of 1.9m. The proposals would raise the height of the solid lower element by approximately 0.9m. The infill extension would remain 0.8m lower than the neighbour's lean-to extension on the boundary.

The proposed extension would be constructed using reclaimed London stock brick, glazed mono-pitched roof, and fixed aluminium window to the infill addition.

The proposed single storey extension, which projects from the closet wing would be demolished and rebuilt with the same footprint, although with a slight increase in height from 2.9 to 3.1m and the ground floor rear elevation would consist of aluminium sliding doors. The existing metal balustrade at first floor level would be replaced with matching material. The proposal would be in accord with D1 of the Local Plan and Supplementary Planning Guidance (CPG1).

In terms of overall size, the proposal would allow for the retention of a reasonably sized garden. When viewed in context with the other extensions on the rest of the street, the proposed extension would be consistent with a pattern of built development along the terrace as a number of properties within the terrace benefit from rear infill extensions.

In terms of amenity, there would be no additional adverse impact on the amenity of No.64 arising from the proposal, which was assessed under planning permission 2016/6108/P in regards to loss of daylight/sunlight and privacy. There would also be no significant change to the impact on outlook due to the height and depth of the proposed extension.

The increased depth of the side extension is the only significant change from the approved scheme. Whereas the infill extension in the approved scheme stopped where the neighbouring porch structure finishes, the current proposals would extend it to almost the full depth of the rear projecting extension. Officers have revisited the proposals and consider that the additional depth of infill extension, with its relatively modest height and lightweight sloping roof would remain a subordinate addition to the host property and not harm its character and appearance. Furthermore it would not have any significant additional impact on the outlook or daylight to the neighbouring property, above and beyond the impact from the approved development.

No comment was received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

As such, As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policies in the London Plan 2016, relevant paragraphs of the National Policy Framework and the Fortune Green and West Hampstead Neighbourhood Plan 2015.

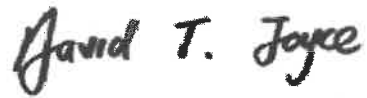
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

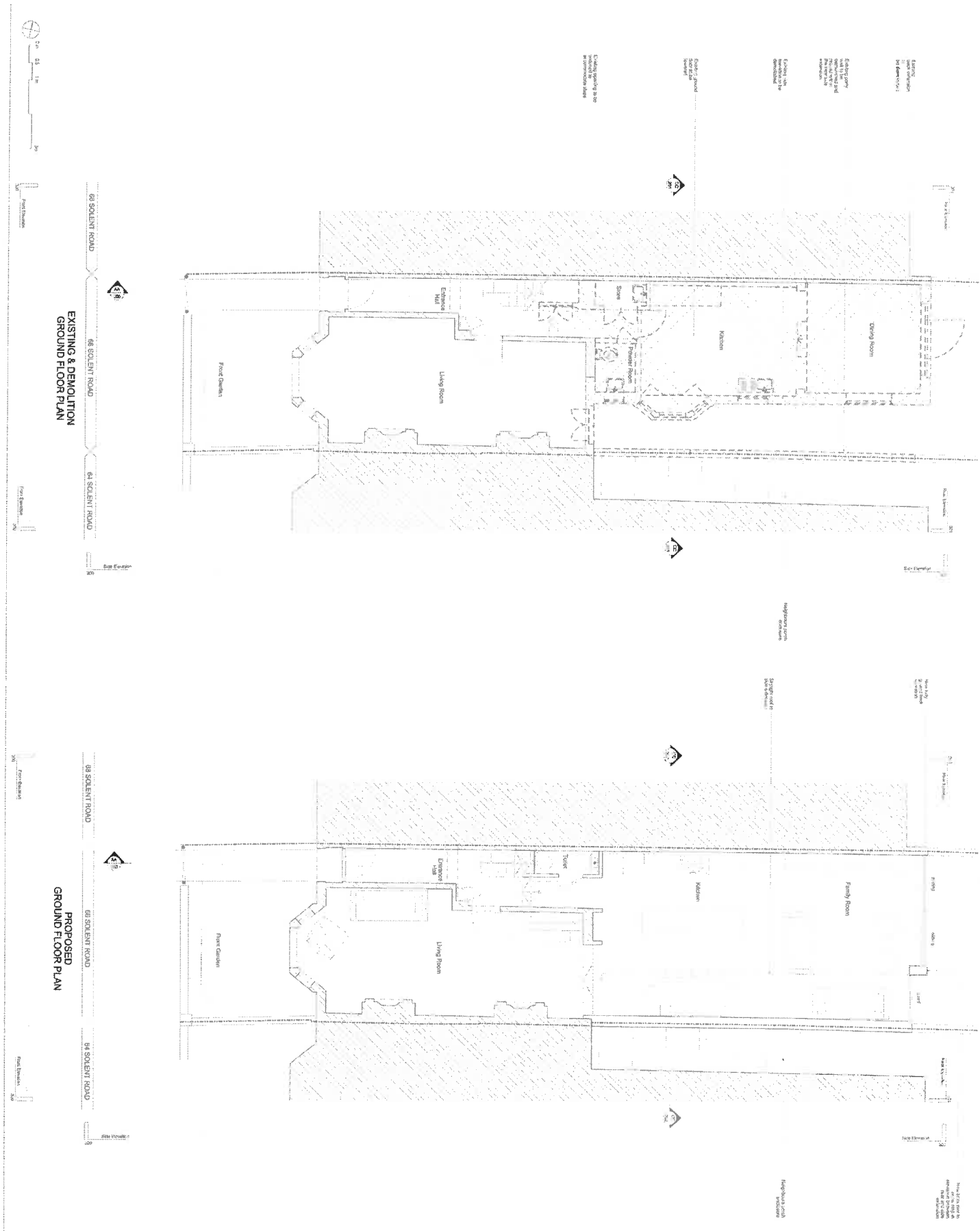
You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Director of Regeneration and Planning



PLANNING

PI	55.07.17	Issued for Planning
Rev	Date	Description
1	55.07.17	Issued for Planning
Project No		
66 Solent Road		
16010		
Client		
David & Sue Bruden		
Drawn By		
David & Sue Bruden		
Drawing Title		
Ground Floor Plan		
Drawing No		
P_101		
PI		
Scale		
1:200		
Drawn By		
David & Sue Bruden		
Checked By		
David & Sue Bruden		
Date		
55.07.17		
Project No		
66 Solent Road		
16010		
Client		
David & Sue Bruden		
Drawn By		
David & Sue Bruden		
Drawing Title		
Ground Floor Plan		
Drawing No		
P_101		
PI		
Scale		
1:200		
Drawn By		
David & Sue Bruden		
Checked By		
David & Sue Bruden		
Date		
55.07.17		

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125, 158 Candem
London E9 6JL / 778
T 020 7482 4009
www.cousins.co.uk

Mr Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2017/3344/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Solent Road
LONDON
NW6 1TY

Proposal:

The erection of a single storey infill and rear extension to existing rear outrigger.
Drawing Nos: EX-01 Rev00, EX-02, Rev00, LP-01 Rev00, PA-01 Rev01, PA-02 Rev01.

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:

EX-01 Rev00, EX-02, Rev00, LP-01 Rev00, PA-01 Rev01, PA-02 Rev01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill and rear extension are subordinate in scale and location to the two storey host building, and respect the character and setting of neighbouring buildings. There are a number of similar extensions within the vicinity of the site and this would not be noticeably different in terms of being higher, or project out further than any of these existing/permissions extensions at; Given next door at 47 Solent Road (2015/7226/P), 37 Solent Road(2014/6445/P), 51 Sumatra Rd (2015/3387/P), 84 Iverson Rd (2015/7226/P) and 158 Iverson Rd (2015/4837/P).

The outdoor amenity space will remain largely unaffected as approximately 50% of the rear garden would remain which is considered an acceptable level of outdoor amenity space.

The simple modern design is appropriate for the area and host building; the use of brick, tiled roof with rooflights and aluminium sliding doors are considered to be acceptable as it would read as a high quality contemporary addition to the building.

Due to the lower position of the adjoining neighbour at No.43, the proposed extension's size and location and revised plans from 2.6 metres on the boundary down to 2 metres on boundary, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The rooflights on the infill extension would result in some degree of light spill but this is not considered significant.

No objections were received prior to making this decision, the site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, and policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66

and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Mr David Anderson
Andooi Design Ltd
Chemin du Haut de St Pierre
Ladeveze-Ville
32230 France

Application Ref: **2016/5274/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
47 Solent Road
LONDON
NW6 1TY

Proposal:

The erection of a single storey infill and rear extension to existing rear outrigger following the removal of the existing conservatory.

Drawing Nos: Site location, P-1, P-2A, P-3A.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

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

Site location, P-1, P-2A, P-3A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill and rear extension are subordinate in scale and location to the two storey host building with outrigger, and respects the character and setting of neighbouring buildings. There are a number of similar extensions within the vicinity of the site and this would not be noticeably different in terms of being higher, or project out further than any of these existing/permissions extensions at; 37 Solent Road given permission ref; (2014/6445/P), 51 Sumatra Rd (2015/3387/P), 84 Iverson Rd (2015/7226/P) and 158 Iverson Rd (2015/4837/P). The scheme has been revised from being a 3 metre tall flat roof extension, to having a pitched roof for the infill extension which is considered less bulky and more subordinate to the host property.

The rear extension to the rear of the outrigger would replace the footprint of the existing conservatory. The outdoor amenity space will remain largely unaffected as approximately 50% of the rear garden would remain which is considered an acceptable level of outdoor amenity space.

The simple modern design is appropriate for the area and host building; the use of reclaimed brick, tiled roof with rooflights and sliding doors are considered to be acceptable as it would read as a high quality contemporary addition to the building.

Due to the higher position of the adjoining neighbour, the proposed extension's size and location and revised plans from 3 metres on the boundary down to 2.6 metres on boundary (only approx. 100mm higher than existing boundary), it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The rooflights on the infill extension would result in some degree of light spill but it would likely be negligible and not substantial enough to warrant refusal.

No objections were received prior to making this decision, the site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

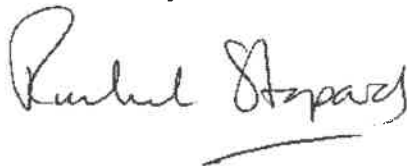
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

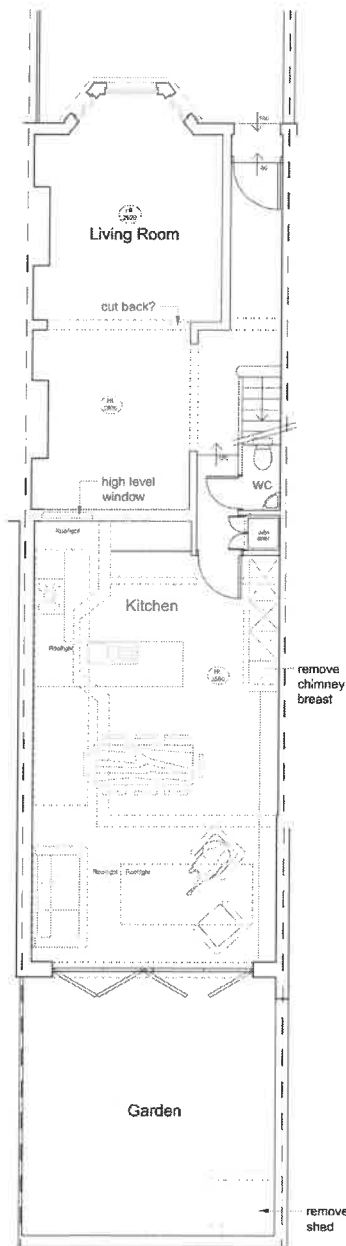
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

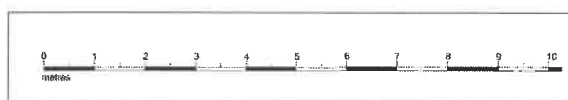
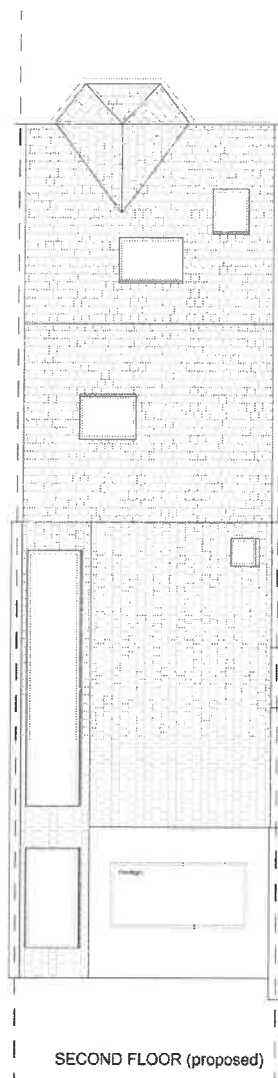


Rachel Stopard
Executive Director Supporting Communities

Executive Director Supporting Communities



GROUND FLOOR (proposed)



Do not scale off this drawing - measurements derived from others
Report all errors and omissions to the designer
Dimensions to be checked on site - these are not building drawings
Neighbouring properties not surveyed - indicative only

ANDOOI DESIGN LTD Andooi, Haut de St Pierre, 32230 Ladeveze-Ville, France tel: 0845 3884158, e-mail: mail@andooi.com		
DATE 26 Sept 2016	SCALE 1:100 @ A3	JOB NO 510
PLANNING Proposed Plans, Elevation, Section		DIWG
47 Solent Road, NW6 1TY		P-2A

Mr William Fitzgibbon
Chalkline Architectural Services Ltd
143a Northfield Avenue
London
W13 9QT

Application Ref: **2016/5756/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Narcissus Road
London
NW6 1TH

Proposal:
Erection of a single storey side extension to the existing dwelling house (Class C3)
Drawing Nos: Site plan; SO-417-(01, 02, 03, 04, 05).

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; Site plan; SO-417-(01, 02, 03, 04, 05).



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the creation of an infill side extension adjacent to the existing three storey closet wing of which planning permission was granted in 2013 under ref: 2012/6426/P. The proposal was not implemented; as a result a new application is submitted for the same works. Given that the design and amenity were considered acceptable under the previous application and there has been no change in the policy and guidance used to assess the application, I consider this application to be acceptable.

No comment was received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with The London Plan March 2016 consolidated and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities



NOTES

REV	DESCRIPTION	DATE

PROJECT
34 Narcissus Road
Hampstead

DETAIL
Proposed Rear Extension
Planning Stage Details

SCALE 1:50 @ A3

DRAWN WF

DATE Nov 2012

CONTRACT DRAWING
SO-417-02

REV.

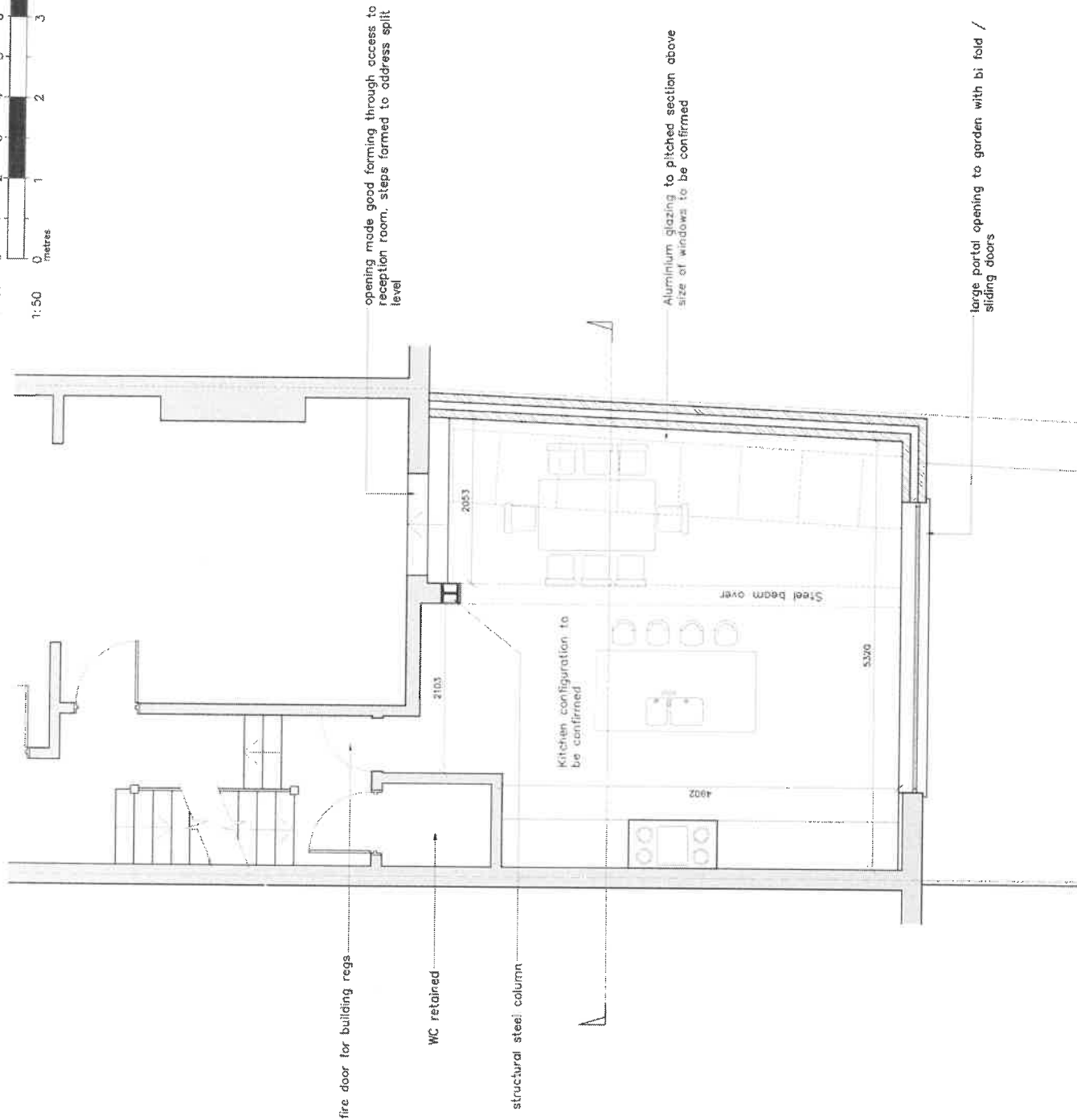
FILE No

APPROVED

CONTRACTS MANAGER

DATE

DATE



Proposed Ground Floor Plan