

# Nicholas Williams Chartered Architect

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## Planning Statement:

Flat 2, 169 Sumatra Road. NW6 1PE

Retrospective Planning Application.

### **Agent Appointment & Context:**

Nicholas Williams Chartered Architect was appointed by the property owner in May 2020 (applicant) to advise on the regularisation of the planning and building control situation on the subject property.

Whilst ultimately responsible as the building owner, Mr Lachish has advised that he appointed 'turn key contractor' to obtain planning approval, deliver the construction works and building regulations approval. Unfortunately the applicant was misled by this company and is now left with completed works without a planning consent.

Works were however inspected / supervised by Camden Building Control and subsequently a Completion Certificate has been obtained in early June 2020.

As such, this planning application is to retrospectively cover the works executed without consent.

### **Existing Building:**

169 Sumatra Road, comprises of a late Victorian purpose built dwelling, forming one of a terrace of 3 properties. 169 to 165 Sumatra Road.

In 1970 the property was split into 4 apartments.

Flat 2, the subject of this application constitutes approximately half of the ground and first floor of the property. Flat 2 has sole use of half of the rear garden space which is separately fenced off. No rear extensions had previously been executed to this part of the property.

Over the decades a number of changes to the facade have been made, with the loss of some of the original features of the building (such as fenestration brick detailing and other joinery) and the whole of the property is rendered, similarly to 165. The property is not within a conservation area.

**Planning History:**

2018/4433/P

11th October 2018

Erection of ground floor rear extension with first floor roof terrace above (with associated access doors and balustrade); formation of rear dormer window; installation of 2 x front roof lights

**Application Withdrawn.**

We are advised, this application was that submitted by the turnkey contractor and subsequently withdrawn. The proposed development set out in this proposal is far more comprehensive than that executed and which forms part of this application.

10417

22nd January 1971

The extension of the rear addition at No.169, Sumatra Road, N.W.6

**Conditional Approval.**

G4/3/4/9922

30th October 1970

The conversion of No. 169 Sumatra Road, N.W.6 to provide four self-contained flats

**Conditional Approval.**

## Proposals:

The proposals include:

- 1) Ground floor extension to the kitchen
- 2) Loft Conversion
- 3) Installation of a dormer to the loft space into the existing roof structure.
- 4) Installation of 2 no. roof lights into the front eating roof

### 1) Ground floor:

This part of the development extends the kitchen space into dedicated garden / yard. The single storey flat roof structure utilises the same finished floor level as the rest of the property and as such is slightly raised above the yard level with timber steps down to the yard.

The yard backs onto 'Black Path' (linking broom sleigh Street to West End Lane and West Hampstead Station and commercial centre) and overlooks the mainline rail line and yard serving West Hampstead station. (Thameslink & mainline serving East Midlands)

The extension extends from the original external wall of the property to align with the rear wall of the two storey wing of the remainder of 169 (erected in 1970)

The adjacent property 167 has been similarly extended as shown on the block plan.

The new extension is slightly forward of the 167 extension but a 45 degree line from the closest window of 167's rear extension is not compromised by the development.

The extension is rendered to match the rest of the building facade. The flat roof is felt covered with a single white UPVC window and door.

### 2) Loft Conversion

The loft conversion has been configured by internal re-structuring / reconfiguration of the existing volume.

### 3) Dormer to rear roof

The new roof dormer over looks the railway and is recessed back from the main 2 storey building line and as such presents no loss of privacy or amenity to neighbours.

The dormer provides volume and daylight to the staircase and bathroom within the loft.

The dormer follows the Camden design requirements for offset from both the verge and eaves of the existing roof.

The dormer is tile hung with a felt roof and has white UPVC windows

### 4) Roof-lights to front facing roof.

2 no. opening roof lights 550mm x 750mm have been inserted into the front existing roof line serving the bedroom created in the loft.

These windows have a cill level below 1700mm facing the street and as such we would consider it appropriate that they are fitted with opaque glass to ensure no loss of privacy to properties on Sumatra Road.