

Application ref: 2020/2729/P
Contact: Ben Farrant
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Date: 19 August 2020

Development Management
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London Borough of Camden
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Nicholas Williams Chartered Architect
39 Holmdale Road
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NW6 1BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
169 Sumatra Road
London
NW6 1PE

Proposal:

Erection of single storey rear extension; erection of rear facing dormer; insertion of rooflights into front facing roofslope (Use Class C3) (Retrospective).
Drawing Nos: SK100

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 shall be carried out in accordance with the following approved plan: SK100.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The application site contains no.169 Sumatra Road, a two storey (plus roof space) mid-terraced property within the Fortune Green and West Hampstead Neighbourhood Plan area. The property is not within a conservation area, it is not a listed building, nor are there any listed buildings within the vicinity. The property has been subdivided to form four flats, this application concerns flat 1 which occupies the ground, first and second floors of the western half of the building.

Retrospective consent is sought for the erection of a single storey rear extension, a dormer on the rear roofslope, and 2no. front facing rooflights. Works have been substantially complete since December 2019.

The single storey rear extension has a large depth of 6.1m, however it serves to finish in line with the existing outrigger infilling the previously recessed space. The single storey addition has a simple form, finished with a flat roof and an acceptably sized rear amenity space is retained. The extension is not visible from the street (given the terraced nature of these properties) and is largely obscured in views from the public footpath to the rear of the site. The single storey rear extension has a simple form, with an appropriate siting, scale, design and material finish, as such it does not serve to cause harm to the character and appearance of the property, nor to the surrounding area, and is considered to be acceptable in design terms.

Whilst large, the dormer is set down from the roof ridge (0.2m), up from the eaves (0.3m) and in from the edge of the roof (0.5m). It has a simple form and is finished in materials to match the host property. The windows are aligned with the first floor below. Whilst it would be desirable for the dormer to be reduced in scale, the dormer proposed here is not considered to result in undue harm to the character and appearance of the property or surrounding area and refusal is not warranted on this basis.

The 2no. front facing rooflights are aligned with one another and it is noted that a number of rooflights exist on front elevation roof slopes within the vicinity. As such, the insertion of rooflights in this instance is considered to be acceptable

within this context and would not result in harm to the character or appearance of the property or surrounding area.

It is acknowledged that the adjoining neighbour (no.167) benefits from a single storey rear infill extension of similar proportions to that proposed under this scheme. As such the additions mutually impact on each other in terms of impact on neighbouring amenities (namely daylight/sunlight and outlook). As such the single storey rear extension is considered not to result in undue harm to the amenities of the occupiers of no.167.

It is acknowledged that a window for flat 1 of no. 169 looks directly onto the rear curtilage of the application site (flat 2, 169). As such the single storey extension has been constructed with a small courtyard to allow access to daylight for this window. It is noted that the neighbouring window facilitates a hallway only. Given the context of the site and proximity of this window, coupled with the use of the room it facilitates, and the design of the single storey addition, this is considered not to constitute undue harm to the residents of flat 1, and refusal is not warranted on this basis.

The dormer is considered not to result in unduly harmful levels of overlooking above the existing situation, nor does it result in a loss of daylight/sunlight or outlook for neighbours.

Given the above assessment, it is considered that on balance, the proposal does not result in undue harm to the amenities of neighbouring occupiers and refusal is not warranted on this basis.

No third party comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

- 4 As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, policies A1 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, the London Plan Intend to Publish 2019 and the National Planning Policy Framework 2019.

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', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment