

Application ref: 2020/4569/P
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Date: 31 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Ms Claire Cadman
Flat 1 135 Sumatra Road
London
NW6 1PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
135 Sumatra Road
London
NW6 1PL

Proposal: Installation of lantern skylight to flat roof at rear.

Drawing Nos: Site Location Plan, Rear elevation 02/10/2021 V1, Top View 02/10/2021 V1, Side elevation 02/10/2021 V1, Design and Access statement.

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 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Rear elevation 02/10/2021 V1, Top View 02/10/2021 V1, Side elevation 02/10/2021 V1, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alteration is considered to be minor in nature and will have little overall impact on the appearance of the host property. The existing lantern roof light will be replaced by a larger lantern roof light but this will not obscure any architectural features of note and would respect the character and appearance of the host building and wider neighbourhood.

The existing lantern roof light is a square 550mm x 550mm, which projects approximately 260mm above the roof. The proposed will have a rectangular foot print of 1600mm x 700mm, which projects approximately 450mm above the roof.

The installation will leave a sufficient gap between the new lantern and the window to the first floor rear without interference. Additionally the panels facing back towards the house shall be fitted with obscured glass.

Given the siting and scale of the development, it is not considered to result in a loss of light to neighbouring residents, nor would it impact on their privacy or outlook.

Conservation and Design Officers were consulted on the scheme and raised no objection. No objections were received prior to the determination of this application.

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 A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 . The proposed development also accords with policies of the London Plan 2021 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 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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