

Application ref: 2021/2229/P
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Date: 7 July 2021

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36 Sumatra Road
London
NW6 1PU

Proposal:

Erection of a single storey rear extension and creation of a terrace at rear first floor level, following demolition of existing rear veranda, and creation of new entrance on the side elevation

Drawing Nos: Site Location Plan (Ref: PA00); Block Plan (Ref: PA14); PA01; PA02; PA03; PA04; PA05; PA06; PA07; PA08; PA09; PA10; PA11; PA12; PA13; 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 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: - Site Location Plan (Ref: PA00); Block Plan (Ref: PA14); PA01; PA02; PA03; PA04; PA05; PA06; PA07; PA08; PA09; PA10; PA11; PA12; PA13; 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 proposal involves replacing the existing veranda with balcony above by a full width ground floor rear extension and enlargement to the existing lean-to side extension with associated roof lights in the sloping roof. The proposed extension is the same depth as the veranda and 2m longer than the existing rear wing. A terrace is proposed on the flat roof of the rear extension incorporating a glazed planter round the periphery that would also act as a screen. A new entrance door is proposed on the Glenbrook Road elevation. The proposed extension and terrace are within the same footprint of the existing veranda, albeit the ground floor extension is solid element and is of a differing design. It is considered that the proposals are subordinate and sympathetic in location, size and design and would not detract from the appearance of the host building and streetscene.

The property is an end of terrace building, and therefore the glazed balustrade and planter would be visible from the wider public realm. Given the lightweight materials proposed, it is considered that this element of the proposal would not unduly detract from the existing streetscene; moreover, the balustrade on the existing balcony is currently visible from the street.

The extended side extension with roof lights proposed along the side elevation would not significantly affect light, outlook or privacy. No additional overlooking from the terrace would be created over and above that which is currently afforded at the site. It is considered that the proposal would not have any significant impact on existing residential amenity by way of loss of privacy, light and outlook or potential light spill.

No comments/objections have been received following the consultation process. The site's planning history was taken into account prior to making this decision.

As such, the proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017, and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2012. The proposed

development also accords with the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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, 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