

Application ref: 2021/2701/P
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Date: 26 October 2021

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

betterPAD
International House
142 Cromwell Road
London
SW7 4EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
157 Sumatra Road
London
NW6 1PN

Proposal:

Erection of a single storey rear extension and front dormer window plus addition of 4 rooflights in front mono-pitched roof of front entrance, front roofslope, rear roofslope and side roofslope.

Drawing Nos: PL.00_Rev04, PL.01_Rev04, PL.02_Rev04, PL.03_Rev04,
PL.04_Rev04, PL.05_Rev04, PL.06_Rev04, PL.07_Rev04, PL.08_Rev04,
PL.09_Rev02.

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: PL.00_Rev04, PL.01_Rev04, PL.02_Rev04, PL.03_Rev04, PL.04_Rev04, PL.05_Rev04, PL.06_Rev04, PL.07_Rev04, PL.08_Rev04, PL.09_Rev02.

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 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.
- 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 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.

5 Reasons for granting permission.

The proposed replacement rear extension to the ground floor would be full width but would not extend beyond the outermost ground floor projection as already exists. Its size, height, depth and articulated form are acceptable and remain subordinate to the main house. The detailed design and materials are deemed acceptable: dark and light brick and glazing to include bi-fold doors providing access to the garden. A section of the roof has been raised as a rooflight, letting in light from the top into both the main house and rear extension; this feature is not deemed of concern in terms of design or neighbouring amenity.

There is a rooflight proposed to the rear elevation and two rooflights to the front of the house; those to the front have been revised to be more sympathetic to the host building. On the front elevation the rooflight at higher level has been reduced in size and set back from the party wall and the ridge of the roof to sit more comfortably. The roofing above the front door is currently traditional lead- this will be replaced with lead roofing and a conservation rooflight. The rooflight will be flush with the roof and has been reduced in size so that more lead is more prominent.

A new dormer is proposed at the front of the house on the main roof. There are many dormers similar in design and proportion on front elevations along the street and therefore this feature is considered to be part of the character of the area. Its size, design and location on the roofslope is considered appropriate.

The rear extension is not considered to have a significant negative impact on neighbours. The extension would be in line with the existing rear projection in both depth and height so would not have any impact on no 159 adjacent. Due to its floor level being lower than the main houses, the 3m high extension would be no higher than the middle of the adjoining sash window at no 155, and thus would comply with guidance for a 45 degree daylight angle projecting from that window in elevation. For these reasons, the extension is not deemed to have a detrimental effect on outlook, daylight or sunlight to the adjacent properties. There will be no harm caused by overlooking or light spill from the proposal. The various rooflights and dormer do not have any negative impacts on neighbouring amenity.

No objections were received following statutory consultation. 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 A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 2021.

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 centered on the page.

Daniel Pope
Chief Planning Officer