

Application ref: 2022/0005/P
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Date: 14 July 2022

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

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www.camden.gov.uk/planning

Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Sumatra Road
London
NW6 1PU

Proposal:

Replacement of existing conservatory roof, door and windows and erection of replacement garden outbuilding.

Drawing Nos: B119264 -1000 C; 119264 - 5502 A; 119264 - 3000 C; 119264 - 5503 A;
Site location V1; B119264 -1500 A; Site photographs; CosyRoof Brochure

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
B119264 -1000 C; 119264 - 5502 A; 119264 - 3000 C; 119264 - 5503 A; Site

location V1; B119264 -1500 A; Site photographs; CosyRoof Brochure

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the replacement of the existing conservatory's glazed roof, rear door and windows and side windows by a steeper pitched slate roof, similar rear/side fenestration and solid pvc-clad side walls. The change in bulk, design and materials is modest and appropriate in this context and is considered acceptable. The replacement roof would increase the height of the existing conservatory by 0.6m at its highest point. This is considered minimal and would not cause an unacceptable loss of light or outlook to the nearest habitable window at the rear of the neighbouring property No.32. The removal of glazing would reduce any current overlooking and light spill.

The proposed replacement of the rear timber garden outbuilding with a new timber one with shallow pitched felt roof is considered acceptable in terms of design, scale and materials. It would be located on the same footprint as the existing outbuilding but would be smaller in size (5sqm less). Given its location to the rear of the site and the distance (5.5m) from the adjoining rear neighbour No.43 on Solent Road, the replacement outbuilding would not cause harm to the amenities of the host building or neighbouring properties. There would be 1 timber window on each side elevation which would be acceptable in terms of materials and, given the 2m height of the boundary walls with the adjoining neighbours, there would no adverse impact of overlooking or light spill.

The proposed development would not cause unacceptable harm to the character and appearance of the host building and wider area.

No objections were received prior making this decision. The planning history of the site has been 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 with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The development would also accord with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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.
- 4 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.

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



Daniel Pope
Chief Planning Officer