

Application ref: 2022/1623/P
Contact: Amy Ly
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Date: 23 September 2022

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

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22redfern road
london
nw10 9lb
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Flat A
Sumatra Road
London
Camden
NW6 1PU

Proposal:
Erection of rear infill extension including lightwell and installation of 2 x roof lights.

Drawing Nos: 211209/01; 211209/04; 211209/03; 211209/02; 211209/05; 211209/09;
211209/08; 211209/06; 211209/07

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

211209/01; 211209/04; 211209/03; 211209/02; 211209/05; 211209/09;
211209/08; 211209/06; 211209/07

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.

- 4 The flat roof of the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey ground floor 'wrap around' extension would measure 7m in length, 2.5m in height and would appear as full width at the rear. It would infill the side of the existing outrigger at the host property, and would be built up to the boundary with the existing infill extension at the adjacent neighbour, no.26 (approved under app ref: 2004/2414/P and built). The proposed additional length of the rear full width addition would measure less than 2m beyond the rear building line at no.26, and would allow a small lightwell area to alleviate the impact of the development on the host building, and allow sufficient daylight/sunlight levels to the new extension. It would be finished in brick to match the existing materials on the host building, which is appropriate. There are also a number of wrap around and infill extensions to the rear along the same side of the road, including no. 4 (app ref: 2004/3587/P), no. 6 (2015/6343) and no. 24 (2004/4084/P). The proposed rear/side extension would be acceptable considering the existing pattern of development and is considered to preserve the character and appearance of the host building, neighbouring buildings and the wider area.

The existing infill extension at the adjacent neighbours at no.26 is built up against the boundary wall, and the proposed extension would only extend less than 2m beyond it and would not extend higher than it. Thus there would be minimal impact in terms of loss of outlook and daylight/sunlight. The rooflights would not give rise to any detrimental light spill impact given their appropriate size and siting. The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking, loss of

privacy or noise disturbance.

No objections have been received prior to 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 policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer