

Application ref: 2022/4426/P  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 8 December 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Freedom Homes Architects  
85 Uxbridge Road  
Ealing Cross  
London  
W5 5BW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**27 Sumatra Road**  
**London**  
**NW6 1PS**

Proposal:  
Erection of single storey rear extension.

Drawing Nos: (SR-R00-EX-)101 to 105 (inclusive); (SR-R00-PR-)101 to 105 (inclusive), 108, 110; SR-R02-PR-110; Product specification (Xray Glazing Ltd.); Fire safety statement from Freedom Homes Architects dated 12/12/2022; Letter from Marlin Aluminium Glazing Solutions dated 20/07/2022.

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: (SR-R00-EX-)101 to 105 (inclusive); (SR-R00-PR-)101 to 105 (inclusive), 108, 110; SR-R02-PR-110; Product specification (Xray Glazing Ltd.); Fire safety statement from Freedom Homes Architects dated 12/12/2022; Letter from Marlin Aluminium Glazing Solutions dated 20/07/2022.

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reason for granting planning permission:

The proposed single storey rear extension would replace an existing infill extension which has a sloping roof and is of similar depth. The proposed extension would align with the rear building line of an existing outrigger and would have a minimal visual impact on, and be visually subordinate to, the host building and wider rear terrace in terms of its form, siting, scale and proportions. The detailed design of the extension would therefore be appropriate in this context and would respect the form and rhythm of the rear elevations of the host and neighbouring properties. A reasonable proportion of the rear garden would be retained and the spatial character of the area would not be harmed.

The simplicity of the design and flat roof form, along with the proposed materials and colours, which include black Crittall framed sliding doors and matching brickwork, would be appropriate in this context at rear ground floor level and would not be widely visible other than in rear private views. The rear location of the proposed extension would not result in any impact to the Sumatra Road streetscene.

The proposed extension would have a relatively moderate depth of approximately 2.5 metres beyond the rear wall of the host building and a height of 3 metres to the eaves. These modest dimensions, in combination with the comparatively low roof height of the proposed extension relative to the position of neighbouring windows at the adjoining property (no. 25 Sumatra Road) and the height of an existing boundary fence and trellis, would ensure that the proposed extension would not have any significantly overbearing or intrusive impact in amenity terms to any habitable rooms at the adjoining property, through any increased sense of enclosure, loss of daylight/sunlight, privacy or outlook.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory

consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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 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.
- 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.
- 5 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](http://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-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer