

Application ref: 2023/1945/P  
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**Development Management**  
Regeneration and Planning  
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Twining Design  
330 West End Lane  
London  
NW6 1LN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**51 Minster Road**  
**London**  
**NW2 3SH**

Proposal:  
Erection of single-storey ground floor rear extension following demolition of existing.  
Installation of solar PV panels on the flat roof portion of the main house.

Drawing Nos: GA-BLOCK-00 Rev A, GA-SITE-00 Rev A, GA-EX-PL-01 Rev A, GA-EX-PL-02 Rev A, GA-EX-PL-03 Rev A, GA-EX-PL-04 Rev A, GA-EX-EL-01 Rev A, GA-EX-EL-02 Rev A, GA-EX-EL-03 Rev A, GA-EX-EL-04 Rev A, GA-EX-SEC-AA Rev A, GA-PR-PL-01 Rev A, GA-PR-PL-02 Rev A, GA-PR-PL-03 Rev A, GA-PR-PL-04 Rev A, GA-PR-EL-01 Rev A, GA-PR-EL-02 Rev A, GA-PR-EL-03 Rev A, GA-PR-EL-04 Rev A, GA-PR-SEC-AA Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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:

GA-BLOCK-00 Rev A, GA-SITE-00 Rev A, GA-EX-PL-01 Rev A, GA-EX-PL-02 Rev A, GA-EX-PL-03 Rev A, GA-EX-PL-04 Rev A, GA-EX-EL-01 Rev A, GA-EX-EL-02 Rev A, GA-EX-EL-03 Rev A, GA-EX-EL-04 Rev A, GA-EX-SEC-AA Rev A, GA-PR-PL-01 Rev A, GA-PR-PL-02 Rev A, GA-PR-PL-03 Rev A, GA-PR-PL-04 Rev A, GA-PR-EL-01 Rev A, GA-PR-EL-02 Rev A, GA-PR-EL-03 Rev A, GA-PR-EL-04 Rev A, GA-PR-SEC-AA Rev A

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roofs of the extensions hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

- 6 The new full height side window facing towards no.49 Minster Road shall be obscure glazed and fixed shut. The obscure glazing shall be retained in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent overlooking of the neighbouring occupiers in

accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reasons for granting permission.

The application proposes the demolition of the existing single-storey ground floor rear extension and erection of a full width single-storey rear extension. The size, scale, bulk, and design of the proposed rear extension is considered to form a subordinate addition to the host building and would respect the character and setting of the neighbouring properties, as well as retaining sufficient garden space. The materials are considered acceptable, being finished in matching brick and aluminium framed windows and doors. Furthermore, the proposal's limited visibility would ensure that no significant impact to the character and appearance of the surrounding area would occur.

While the extension is slightly deeper than its neighbours, it is acknowledged that the site retains its permitted development rights and there would be a fall back position for an extension of a similar scale in this instance.

The extension would feature a full height fixed window along the west side elevation, which will be obscure glazed to mitigate any overlooking concerns to no.49 Minster Road and secured by condition. A high-level window proposed along that same elevation will allow for daylight/sunlight to enter into the extension while preserving privacy for both the subject site and neighbouring property. These elements are therefore considered acceptable.

The provision for a sedum roof on the proposed rear extension is welcomed and would reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability and biodiversity of the scheme. A condition will require the installation and details of the green roof.

The proposal includes the installation of solar panels on the flat portion of the main roof. The proposed solar panels will have a height of 310mm, meaning that they will only be minimally visible from public views. The installation of solar panels is therefore considered acceptable and will have no impact on the character and appearance of the host building or wider streetscene.

Due to the proposed extension's size and location, it would not harm the amenity of any neighbouring residential occupiers in terms of the loss of natural light, outlook, or privacy. The proposed rear extension would increase the depth by 1.7m from the existing 4.3m, totalling a depth of 6m. The increase is considered minimal and would extend beyond the existing rear extension at adjoining no.53 by 1.7m, and would therefore not have an effect on the amenity of that neighbouring occupier. To the west, the separation distance of 2.4m between the side elevation of neighbouring no.49 is considered sufficient enough to mitigate any amenity impacts.

No objections were received following statutory consultation. The planning

history of the site has been taken into consideration before coming to this decision.

As such, the proposal is in general accordance with Policies A1, A3, D1, CC1, CC2, and CC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.](https://www.gov.uk/appeal-householder-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer