

Application ref: 2024/0853/P
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Date: 1 May 2024

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

Rowlands Architecture
13 Pencisely Rise
Cardiff
CF5 1DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
21 Solent Road
London
NW6 1TP

Proposal: Loft conversion and rear dormer extension; installation of rooflights to front and rear roof slopes; minor alterations to rear fenestration; enlargement of existing roof terrace and installation of privacy screen to rear; and replacement of garden access stair.

Drawing Nos: EX(01)00 rev A, EX(01)01 rev P1, EX(01)03 rev P1, EX(02)01 rev P1, EX(03)01 rev P1, EX(03)02 rev P1, EX(03)03 rev P1, L(01)01 rev P1, L(01)02/B rev P1, L(01)03 rev P1, L(02)01 rev P2, L(02)02 rev P1, L(02)03 rev A, L(03)01 rev P1, L(03)02 rev P2, L(03)03 rev P2, Location Plan, Design and Access Statement

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:

EX(01)00 rev A, EX(01)01 rev P1, EX(01)03 rev P1, EX(02)01 rev P1, EX(03)01 rev P1, EX(03)02 rev P1, EX(03)03 rev P1, L(01)01 rev P1, L(01)02/B rev P1, L(01)03 rev P1, L(02)01 rev P2, L(02)02 rev P1, L(02)03 rev A, L(03)01 rev P1, L(03)02 rev P2, L(03)03 rev P2, Location Plan, Design and Access Statement

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 use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer is considered appropriate in scale and design, representing a proportional extension that would not cause harm to the character and setting of the host and neighbouring properties. The rear dormer is not visible when viewed from the street, thus preserving the uniformity of the wider group of terraces. It would be similar in size and design to neighbouring alterations and extensions at roof level, most notably at nos. 19 and 25 Solent Road. Furthermore, the use of fenestration which aligns to the windows on lower levels, use of double-glazed timber framed windows, boundary parapet wall finished in matching brick, and dormer cladding in slate would ensure that the extension's appearance would be complementary to the appearance of property. The proposed three rooflights to the front roof slope are also considered acceptable in terms of size, design, and siting, and are consistent with those approved on other properties in the immediate area.

Alterations to the rear closet wing include replacement of existing windows with double-glazed timber units, installation of two rooflights, widened first floor external door to accommodate timber framed double doors, removal of chimney, enlargement of existing roof terrace, installation of painted steel balustrades and replacement stairs, and installation of a timber privacy screen.

These works are considered minor in scope and scale, and are not considered to cause harm to the character of the host building nor that of the wider area.

The proposed rear dormer, given its size and location, is not considered to create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. The works to the rear closet wing are also considered minor and will not impact the amenity of any neighbouring residential occupier. The expansion of the existing roof terrace is not considered to give rise to any new amenity impacts; however, a timber privacy screen along the shared boundary with no.17 Solent Road was added to the application at the request of Officers in order to minimise any privacy and overlooking impacts. A condition has been included requiring the privacy screen be installed and maintained in perpetuity.

No objections were received following statutory consultation. 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 & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 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.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer