

Application ref: 2024/2889/P
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Date: 19 September 2024

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Paul Archer Design
D204 Lana House
116 Commercial Street
London
E1 6NF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**59 Solent Road
London
NW6 1TY**

Proposal: Erection of a rear infill extension with rooflight, aligned to the existing ground floor rear extension.

Drawing Nos: Design and Access Statement June 2024, (958.) 000, 001, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112.

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: Design and Access Statement June 2024, (958.) 000, 001, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112

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 site refers to a three-storey mid-terrace house, located on the west side of the road. The dwelling is not subject to any heritage designations but is a late Victorian property characteristic of the local area. There are no trees protected by Tree Preservation Orders within the application site.

The property has recently been extended at roof level and basement level with ground floor side infill and rear extensions. The application seeks to infill a small area between the ground floor side and rear extensions to the boundary, involving an increased height to the boundary wall. The extension has been implemented with some differences from the approved extension including of the roof profile and size of the roof lights, which have become immune from enforcement action; therefore, the proposal is assessed on the existing situation.

The proposed extension would be subordinate in scale and location to the host building and respect the character and setting of neighbouring buildings. The terrace includes rear extensions with a variety of width and general a conformity of depth to rear and infill development. The extension would not be visible from surrounding streets and would allow for the retention of a reasonable sized garden. The materials would match the existing extension with a brick parapet, fixed glazing and roof light.

The nearest residential property that would be affected by the proposal lies to the north of the site. The increased depth and height of the extension may have some impact on the adjacent side return; however, given the existing boundary wall and difference in ground level would limit any impact and the proposal is unlikely to result in loss of light or overshadowing that would warrant a refusal on these grounds alone. To the west, there are generous separation distances to the rear elevations of Sumatra Road; therefore, the proposal would have no detrimental impact on neighbouring properties' amenity in terms of loss of privacy or overlooking. Overall, the proposals would not harm neighbouring residential amenity in terms of loss of privacy, daylight, or outlook to any greater extent than the existing conditions.

The extension will occupy a small proportion of garden space; however, the existing area is limited in terms of amenity and biodiversity impact due to its location above a skylight to the basement level. Accordingly, based on the information available, this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de

minimis threshold (meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat. As such, the proposal accords with the BNG requirements and Local Plan policy A3.

One comment was received from the neighbouring property at 61 Solent Road who confirmed they had no objection to the proposal, which the council has considered prior to making this decision.

The council also considered the area's planning history and relevant appeal decisions when making this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2019. 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 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 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 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.

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-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 'DP', is positioned above the printed name of the signatory.

Daniel Pope
Chief Planning Officer