

Application ref: 2025/0034/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 7 April 2025

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

Craft Architects Ltd
415 Cocoa Studios, Biscuit Factory
100 Drummond Road
London
SE16 4FA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Solent Road
London
NW6 1TU

Proposal:
Extension of existing outrigger to the rear at second floor level, extension of party wall and chimney, and installation of 2x rooflights to the rear.

Drawing Nos:
2411 PA GA 1000; 2411 PA GA 1010; 2411 PA GA 1011; 2411 PA GA 1012; 2411 PA GA 1013; 2411 PA GA 1020; 2411 PA GA 1021; 2411 PA GA 1030; 2411 PA GA 1031; 2411 PA GA 2010; 2411 PA GA 2011; 2411 PA GA 2012 Rev A; 2411 PA GA 2013; 2411 PA GA 2020 Rev B; 2411 PA GA 2021 Rev A; 2411 PA GA 2030; 2411 PA GA 2031; Design and Access Statement, 06 January 2025; Analysis of site layout for Sunlight and Daylight Impact on neighbouring properties, March 2025.

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:

2411 PA GA 1000; 2411 PA GA 1010; 2411 PA GA 1011; 2411 PA GA 1012; 2411 PA GA 1013; 2411 PA GA 1020; 2411 PA GA 1021; 2411 PA GA 1030; 2411 PA GA 1031; 2411 PA GA 2010; 2411 PA GA 2011; 2411 PA GA 2012 Rev A; 2411 PA GA 2013; 2411 PA GA 2020 Rev B; 2411 PA GA 2021 Rev A; 2411 PA GA 2030; 2411 PA GA 2031; Design and Access Statement, 06 January 2025; Analysis of site layout for Sunlight and Daylight Impact on neighbouring properties, March 2025.

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 policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. .

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storey terraced property located on the eastern side of Solent Road. The site is not within a conservation area, and no listed buildings are affected.

The applicant is seeking permission to extend the existing outrigger to the rear at second floor level, extension of the party wall and chimney and 2x rooflights. The proposed drawings have been revised following officer comment whereby the material has been changed from tiles to brick. The proposed materials would be sympathetic to the appearance and character of the main dwelling and surrounding area.

The site already benefits from an existing half depth outrigger extension, which was granted permission on 08/04/2022 through permission ref. 2021/5082/P. The proposal would result in a full-length outrigger extension at the application site. Extensions on the rear outrigger are not uncommon along this side of Solent Road, with a number of half-depth extensions, including at the application site. In addition to this, there is precedent for full length outrigger extensions in the immediate area, such as that granted at 14 Solent Road on 14/10/2024 through permission ref. 2024/3480/P, which the proposed extension is not dissimilar to. The proposed extension incorporates a pitched roof that would match the existing pattern of development, and would have very limited public visibility. Overall, the proposal is considered to be in keeping with the character and appearance of the host building and terrace, as well as

the wider area.

With respect to amenity, a sunlight and daylight study has been submitted in accordance with BRE guidelines. This was updated to address matters raised by an objector. Based on the contents of this report, it is considered that the proposal would not result in unacceptable daylight or sunlight impacts on neighbouring properties. With respect to privacy and overlooking impacts, no windows are proposed on the side elevation of the extension, with the new window facing to the rear. No additional window locations are proposed at this level when compared with the existing extension, therefore it is considered that the proposal would not increase overlooking opportunities or result in unacceptable privacy related impacts. With respect to outlook, given the pitched nature of the roof, and the setback of the outrigger from the boundary with no.28, it is not considered that the proposal would result in unacceptable outlook impacts on neighbouring properties.

Two objections have been received prior to making the decision, which have been fully considered prior to determination and are addressed within a consultation summary, included under the application file. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017 and policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

- 6 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there

are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 7 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer