

Application ref: 2021/0144/P  
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Date: 22 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Bischell Construction  
114 Cumberland House  
80 Scrubs Lane  
London  
NW10 6RF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**72 Solent Road**  
**London**  
**NW6 1TX**

Proposal: Erection of an infill rear extension to the setback of the single storey addition to the flank elevation.

Drawing Nos: PN-001, PN-002, PN-003, PN-005, PN-006, PN-008

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PN-001, PN-002, PN-003, PN-005, PN-006, PN-008.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension will infill the small set-back of the existing extension to the rear outrigger and would retain the existing gap between the extension and the boundary wall. A review of neighbouring properties shows a variety of extensions of different scales and depths have been made at ground floor level to the width of the three storey rear projection element, but not the full width of the property. The proposed extension would respect this pattern and retain a visual gap between pairs of dwellings and as such, its design and appearance is considered acceptable.

The proposed extension would sit within the envelope of the existing single storey rear extension and would be acceptable in terms of its siting, scale and design, being similar in appearance to the existing rear extension. The proposed extension would be set back from the boundary with No.74 by approximately 1.4m and with a sloped double glazed roof towards this boundary, to match the existing condition. The relationship to no.70 would not be altered. The proposal is considered to respect the proportions of the original building and is subordinate to the host dwellinghouse that would result in a 0.97% increases in internal floor space. The proposed extension would be designed with a mono pitched roof and would be constructed with brick to match existing with a glazed roof that would also match the design of the 2014 rear extension (2013/7536/P).

Given the siting being set bat by 1.4m with no 74 Solent Road, scale and design of the proposed addition, coupled with the existing boundary treatment, the proposal is considered not to result in harm to surrounding residential amenities, in terms of loss of privacy, outlook, sunlight and daylight.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 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 London Borough of Camden 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer