

Application ref: 2021/1879/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 24 August 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HeathWalker Studio  
Flat 60 Lissenden Mansions  
Lissenden Gardens  
LONDON  
NW5 1PR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**12 Somali Road  
London  
NW2 3RL**

Proposal:

Erection of full-width rear roof dormer window and alteration to extend the rear two storey closet wing at ground floor level and associated works.

Drawing Nos: Design and Access Statement (Heath Walker Studio) April 2021, 342 SK10, 342 04, 342 05 A, Daylight and Sunlight Report (MES) 30th June 2021.

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:

Design and Access Statement (Heath Walker Studio) April 2021, 342 SK10, 342 04, 342 05 A, Daylight and Sunlight Report (MES) 30th June 2021,

Reason:

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

Informative(s):

- 1 This application relates to a semi-detached Edwardian house. The house is not listed or in a conservation area. All of the proposed amendments are to the rear elevation.

The proposed full-width rear dormer extension would benefit from permitted development rights under Class B of the General Permitted Development Order, given its scale (less than 50m<sup>3</sup>) and distance from the eaves (over 200mm). The proposed materials for the roof extension match the existing.

The existing outrigger consists two storeys and is located near the middle of the rear elevation. Single-storey extensions are proposed on either side of the outrigger. These are relatively small scale and would not be visible from any public areas. As such, they are not considered to cause harm to the character and appearance of the host building and wider area.

Given the location and the small scale of the extensions there would be no amenity impacts in terms of loss of light. The submitted Daylight and Sunlight Report shows the daylight impact on neighbouring windows to be negligible.

A comment was received from a neighbour at 10 Somali Road raising concerns regarding party wall issues and requesting that the proposed extension would have flat roofs as opposed to pitched roofs. Party walls are legal issues and not planning issues. There are no pitched roofs proposed as shown on the proposed plans.

The planning history of the site and surrounding area were 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 and West Hampstead Neighbourhood Plan. The proposed development also accords with The London Plan March 2021, and the 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 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](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:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer