

Application ref: 2021/2791/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 15 November 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
www.camden.gov.uk/planning

10 Addison Avenue
London
W11 4QR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Somali Road
London
NW2 3RN

Proposal:

Single storey rear infill extension at ground floor, hip to gable roof extension with rear dormer and terrace.

Drawing Nos: PROPOSED ELEVATIONS & SECTION, PROPOSED 2ND FLOOR & ROOF PLAN, PROPOSED GROUND & 1st FLOOR PLAN, OS Location & Site Plan,

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 PROPOSED ELEVATIONS & SECTION, PROPOSED 2ND FLOOR & ROOF PLAN, PROPOSED GROUND & 1st FLOOR PLAN, OS Location & Site Plan

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

By virtue of its size, position, scale and design, the proposed rear dormer is considered to be acceptable, which would preserve the character and appearance of the host building and the surrounding area. The hip to gable roof extension is consistent with similar extensions and original roofslopes of properties further down Somali Road. The materials are to be sympathetic to the building and the roof extension is considered an appropriate scale to the host building. The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

The rear infill extension is considered acceptable as it is an increase of only 1.55 sqm floorspace. The extension meets the building line. The roof will be a flat roof with rooflight which is acceptable. The materials are sympathetic to the building and considered appropriate.

The side elevation includes several altered windows, these are in the same location as existing and do not appear to create any additional privacy issues. The roof extension and dormer shall not cause loss of light due to their location at high level and within the roofslope on a semi-detached property. Overlooking increases slightly with the small roof terrace, however this is at a high level and the effect is minimal. The impact on amenity is therefore acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies A1 and D1. The proposal is also in general accordance with Policy 2 Design & Character of the Fortune Green and West Hampstead Neighbourhood Plan 2015, as well as the London Plan and the National Planning Policy Framework.

- 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.

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