

Application ref: 2021/5082/P
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Date: 8 April 2022

Development Management
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Craft Architects Ltd
Studio A303.1
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100 Clements Road
London
SE16 4DG
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: Erection of single storey wrap-around rear extension, roof extension at 2nd floor and alterations to the existing rear roof dormer.

Drawing Nos: Site Location Plan 2107 PA GA 1001, 1010, 1011, 1012, 1013, 1015, 1016, 1020, 1021, 2010, 2011, 2012, 2013, 2015, 2016, 2020, 2021. Design and Access statement (Craft Architects 18/10/2021).

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 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 2107 PA GA 1001, 1010, 1011,

1012, 1013, 1015, 1016, 1020, 1021, 2010, 2011, 2012, 2013, 2015, 2016, 2020, 2021. Design and Access statement (Craft Architects 18/10/2021).

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting approval:

The proposed extensions and alterations are considered to be acceptable in terms of scale, design and materials and would not appear as incongruous additions to the host property or wider neighbourhood area.

The erection of a single storey wrap around extension shall replace a conservatory at the rear with the addition of a partial side infill. The infill extension would be set back from the main rear wall and create a winter garden which would reduce the bulk of the extension and provide natural light and ventilation to the existing property.

The ground floor rear extension would project approximately with the same eaves height as the existing conservatory to be demolished. At the rear elevation timber framed fenestration shall be installed which is considered acceptable. Other properties have been extended with similar extensions within the terrace row, and the proposal would fit in with the existing character. The proposed brick bond detailing for the rear extension would contribute positively to the character and appearance of host building and wider terrace.

The partial ground floor infill extension is not considered to create any adverse impact on neighbouring residential amenity in terms of loss of light, outlook or privacy. The neighbouring property at No.28 does not have any habitable windows directly facing the infill, and the proposed winter garden enables light into rear windows of both the host property and the immediate neighbour, albeit subject to the north-east aspect of the rear elevation.

The outrigger extension at 2nd floor level is considered acceptable in this location and includes works to adjust the position of fenestration to the existing rear roof dormer. It is noted that the 2nd floor extension would closely match similar works carried out to both No. 16 and 18 Solent Road which have been granted lawful development certificates to confirm the extension would be classified as permitted development under class B of Part 1 schedule 2 of the town and country planning (General Permitted Development) Order 2015 (as amended). The new extension shall be tile clad to match the existing main roof, which is accepted.

The adjustment to fenestration at dormer roof level is considered an improvement on the existing arrangement as this will provide architectural symmetry to the rear elevation. A new timber framed casement window is proposed to the rear of the outrigger along with a new roof light.

The second floor extension is considered to be acceptably scaled and positioned in this instance. It is noted there would be some impact to outlook and loss of light to one of the windows to the neighbouring property, No.32, however given this property benefits from both a standard window and a Juliette balcony at 2nd floor level, and the north-east aspect of the glazing, the impact is considered to be minimal.

The proposed new window to the rear of the 2nd floor extension shall create a similar view to the existing window which shall be lost from the rear roof. Given the proposed arrangement closely matches the existing in terms of views, there is not considered to be any negative impact on privacy.

Given the above, the alterations are not considered to significantly impact the amenity of neighbouring residential occupiers in terms of loss of light, outlook or privacy and overall the development is considered acceptable.

The proposal also includes the removal of one roof light to the front roof slope. This is considered acceptable with the area made good and re-tiled to match the existing main roof treatment.

Council Design and Conservation Officers were consulted on the scheme and raised no objection.

Due to the nature of the proposed alterations and existing arrangements in place, the development is not considered to give rise to significant adverse impacts on residential amenity, in terms of loss of light, outlook or privacy.

- 2 In terms of impact on neighboring amenity, the proposed infill extension has been designed with a sloped roof along the boundary with no. 28 and set back from the main rear wall, which would maintain adequate levels of daylight, and outlook to neighbouring amenity. In relation to the impact from the rear extension on no. 32, it is considered that this would not be significant given the subordinate scale of the proposed extension and windows location at neighbouring building.

In relation to the extension at second floor, this would project along the boundary with no. 32, and due to its scale and height would restrict the levels of daylight and outlook to the neighbouring dormer window close to the boundary. Given the dormer is also served by a Juliet balcony with glazed double doors, overall it is unlikely that harmful loss of light or outlook would be caused to the habitable space at that level.

One objection has been received from a neighbouring resident which has been given due consideration prior to the determination of this application.

The planning history of the site has been taken into account when coming to

this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and with policy 1 (Design and Character) 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 2021.

- 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 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).
- 6 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer