

Application ref: 2022/2851/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Peter Morris Architects
20 Vicars Road
London
W1W 6RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

27 Solent Road
London
NW6 1TP

Proposal:

Erection of a single storey wrap-around rear/side extension and installation of 1 rooflight on the rear roofslope and 2 rooflights on the front roofslope

Drawing Nos: 256-001 rev ; 256-002 rev; 256-010 rev; 256-011 rev A; 256-012 rev A; 256-013 rev A; 256-014 rev A; 256-015 rev B

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-
256-001 rev ; 256-002 rev; 256-010 rev; 256-011 rev A; 256-012 rev A; 256-

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.

Informative(s):

- 1 Reasons for granting permission-

The proposed ground floor wrap-around extension is considered to be acceptable in terms of size, bulk, design and materials. It would not appear as an incongruous or dominant addition to the host property or wider neighbourhood area. The proposal shall replace a existing side conservatory and part width rear extension by a full width rear and side extension incorporating 5 rooflights.

The rear extension would match the existing one's depth from the existing outrigger extension. The extension would have a fully glazed rear façade and angled roof which is considered acceptable. The side extension includes a sloped roof which pitches up from the boundary at a height of 2.6m, which is not materially higher than the existing side conservatory structure at 2.45 height. The extension would have no side windows but would have 4 circular rooflights. Its location, size and contemporary design with unusual curved rear façade is considered acceptable.

The extension would not be visible from the public realm and it is noted other properties have been extended with similar extensions within the terrace and therefore the proposal would fit in with the existing character.

The rear and front rooflights would be minor features set flush with the roof slope; they are typically found along this road on several other properties on the front and rear elevations and are considered acceptable in design, size, number and location.

The proposed side extension would not result in any significant loss of daylight/sunlight to the neighbouring side elevation windows serving a kitchen/dining room at no.25. A 45 degree angle assessment was undertaken in line with BRE guidance which confirms that the proposed extension would not result in any significant loss of daylight/sunlight compared to what is already currently experienced at the site. Additionally the extension would have a pitched roof which would slope down towards the boundary wall and would not be materially higher than the existing conservatory structure here, reducing its impact on neighbouring properties.

The extension, due to its location and size, would not result in significant overshadowing compared to what is already currently experienced at no.25 Solent Rd, as the proposed extension would be built between two larger 2 storey outrigger extensions which currently overshadow the recessed area for a significant portion of the day. Therefore the extension is considered acceptable.

The proposed rooflights are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection was received during the consultation period relating to loss of light to no.25 Solent Road, which was discussed above. The planning history of the site has been taken into account when coming to this decision.

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

- 2 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.
- 3 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).
- 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer