

Camden Council

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Bhupinder Bahra
Application number	26-00251-HAPP
Application received	23 February 2026 09:00
Decision date	30 April 2026 00:00
Site address	16, SOLENT ROAD, LONDON, NW6 1TU
Use/development	Erection of an additional storey and replacement chimney on the existing 2-storey original rear closet wing.

The application is granted due to the following reason(s):

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

CPG Design states that rooflights, additional storeys, mansards and other roof alterations are likely to be acceptable where good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context. CPG Home Improvements illustrate that a new roof level should be subordinate to the host building and include features informed by the host building and surrounding context.

Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan states that all development should be of a high quality of design which complements and enhances the distinct local character and identity of

Fortune Green and West Hampstead. New buildings and extensions shall respect and are sensitive to the height of existing buildings in their vicinity and setting. Extensions should be in character and proportion with their context and setting including the relationship to any adjoining properties.

Upward extensions of the two storey rear outriggers are not uncommon along Solent Road. There are numerous examples of upward extensions over the rear outriggers which were constructed under permitted development rights and granted certificate of lawfulness in this area. It appears some properties along Solent Road were originally built with 3-storey rear closet wings while some with 2-storey only. Nos. 2-12 (even) Solent Road were originally built with 3 storey rear outriggers and it is a similar situation at 27-51 Narcissus Road which are opposite to the rear of the application site.

Whilst the proposal would result in an additional storey over the existing 2-storey outrigger, the proposal is considered to be subordinate to the main dwelling and it would have a depth similar to other neighbours' current rear closet wings. The highest part of the sloping roof would be set below the main roof ridge and it would have no impact on the appearance of the front elevation. Although the proposed sloping roof of the extension is not at an exact angle matching the neighbours' rear outrigger, it is not considered to be detrimental to the overall appearance and character of the main dwelling and surrounding properties. Given the site's location and setting, there would be limited vantage points of the proposed roof extension in the public realm. As such, it is considered the visual impact of the extension would be acceptable in the wider area.

The roof extension would be of brickwork, roof tiles and windows matching the existing dwelling. As such, the materials would be sympathetic to the appearance and character of the main dwelling and the wider area. Whilst the chimney will be raised above the roof of the proposed extension and visible from the front, it is not considered to cause adverse visual impact to the host property or the wider area. The proposed height of the altered chimney would be similar to the existing chimney over the main roof of the application dwelling and other chimneys above rear outriggers' roofs in the vicinity. As such, this is not considered to result in an unacceptable visual impact.

It is noted that planning permission has previously been granted at No. 14 Solent Road for a roof extension of a similar scale and form above the existing rear projection. While each planning application must be determined on its individual merits, the approval of a comparable development at the adjoining property is a material consideration and indicates that such an approach is capable of being satisfactorily accommodated within the terrace without resulting in unacceptable harm to residential amenity, the character and appearance of the host dwelling or surrounding area.

Overall, the visual impact from the proposed roof extension and alteration to chimney is considered acceptable and would not be detrimental to the appearance and character of the host property or the wider area. The proposed development is considered to be in accordance with Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Amenity

The submitted elevations demonstrate that the roof extension would be contained wholly above the footprint of the existing two-storey rear wing, with no increase in the depth of built form beyond what currently exists at lower levels. As a result, the proposal would not introduce new development closer to neighbouring habitable room windows.

The sloping pitched roof, significantly reduces the visual mass of the extension when compared to a flat-roofed or full parapet addition. In particular, the lowered eaves height along the shared boundary with no.18, ensures that the extension steps down appropriately and limits any additional obstruction to light.

Given the modest width of the extension, the fact that there is an existing extension above the outrigger at 3.5m in depth, any additional impact on daylight or sunlight to no.18 Solent Road would be limited and minor, thereby not constituting a reason for refusal on this ground. It is also important to note that the rear garden is already heavily constrained, in terms of its access to sunlight, with a northeast facing orientation. Therefore, given the site's orientation, the proposed development would not cause undue loss of sunlight to 18 Solent Road's rear garden which is already limited to sunlight to a large extent and warrant refusal.

The proposed north and west elevations show that the extension would present as a subordinate addition, visually recessive due to the pitched roof form and reduced side height. The proposal does not result in a continuous vertical wall at upper level and therefore avoids an overbearing or enclosing effect when viewed from adjacent property No.18.

Any rear-facing openings reflect established rear-to-rear relationships typical of terraced development in the vicinity and would not materially alter existing levels of privacy.

No.14 Solent Road

The adjoining property at No.14 Solent Road benefits from an extant planning permission for an identical form of development. Although this permission has not yet been implemented it scheduled to start soon. For the purposes of this assessment of potential residential amenity impacts, the proposal has been considered against a 'worst case' scenario whereby the approved development at No.14 is assumed to have been built in is in use.

Despite this, it is still considered that the proposal would not result in any unacceptable harm to the residential amenity of those neighbouring occupiers, having regard to matters of daylight and sunlight, outlook, privacy and sense of enclosure.

If the neighbouring extension is not built the proposal would give rise to some loss of outlook and a minor reduction in daylight to the windows of the dormer extension at that adjoining property, arising from the increased built form along the shared boundary.

Given the additional height of the proposal and the fact there is some separation between the properties, the top-most windows at 14 Solent Road would retain outlook to the rear and north-west and would also not be unduly obscured or enclosed.

When assessed in the context of an urban setting and having regard to the scale, siting and separation distances involved from the primary window in the dormer of No.14, the impact of the proposed development is considered to be limited and would not impact that neighbour to an extent that would justify refusal of the application.

Overall, the resulting impacts would not be so significant or overbearing as to result in an unacceptable loss of residential amenity.

On balance, the amenity impact in terms of loss of light, outlook and privacy is considered acceptable and in accordance with Policy A1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application and would be de minimis. This permission will not require the approval of a Biodiversity Gain Plan.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021, and the National Planning Policy Framework 2024.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents.

1807_16-20 AD-2000 rev a Sections – existing, Design and Access Statement, 1807-AD-0001 (Rev. A), 1807-AD-1000 (Rev. A), 1807-AD-1000 (Rev. A), 1807-AD-1001 (Rev. A), 1807-AD-3000 (Rev. A), 1807 AD-1002 REV B, 1807 AD-2001 REV B, 1807 AD-3001 REV B

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

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

Informatives:

1. Highways (all consents)

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.

2. Environmental health (all consents)

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."

3. Building Control: general all-purpose informative

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. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below. Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within the de minimis exemption threshold. If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

5. Biodiversity Net Gain (BNG 2)

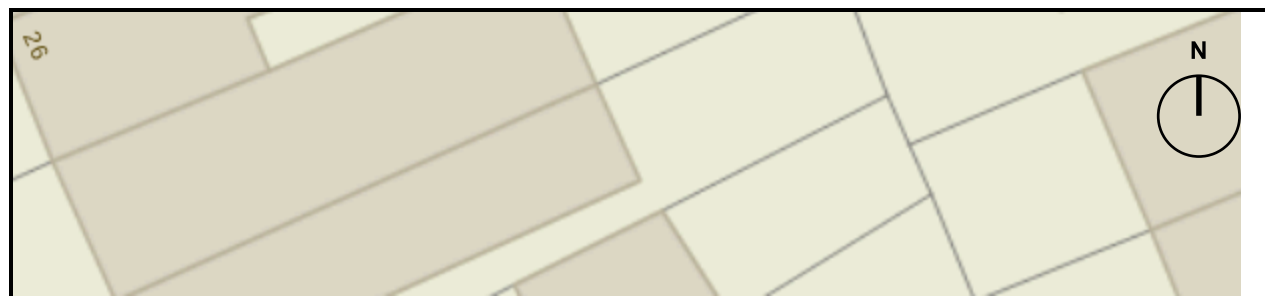
+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. ++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in

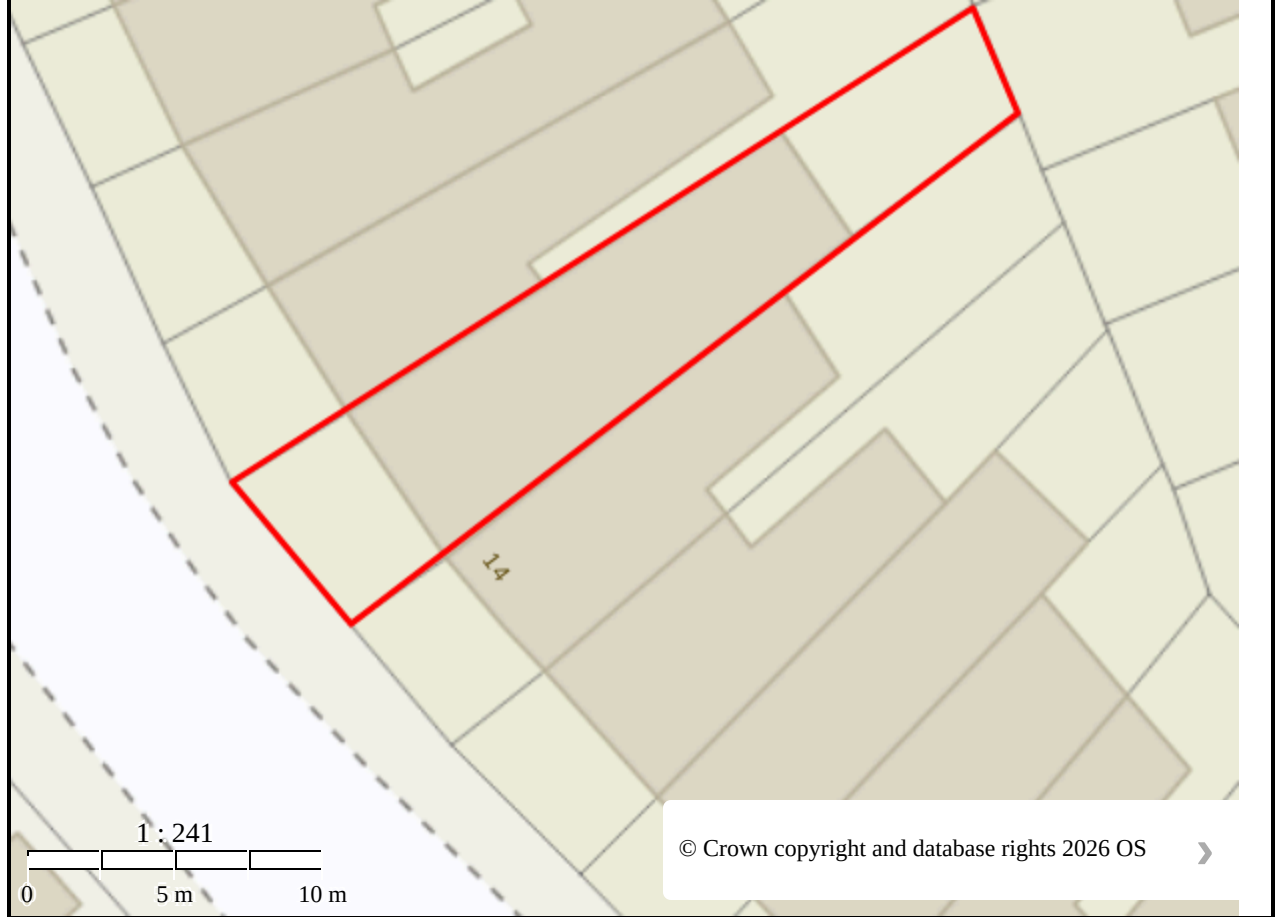
the earlier BGP. ++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

This decision is based on the following plans:

Document reference	Description	Date received
1807_16-20 AD-2000 rev a	Sections - existing	22 February 2026 18:31
Design statement	Design and Access Statement	22 February 2026 18:31
1807-AD-0001 (Rev. A)	Visualisations	22 February 2026 18:31
1807-AD-1000 (Rev. A)	Site plan - existing	22 February 2026 18:31
1807-AD-1000 (Rev. A)	Site plan - proposed	22 February 2026 18:31
1807-AD-1001 (Rev. A)	Floor plan - existing	22 February 2026 18:31
1807-AD-3000 (Rev. A)	Elevations - existing	22 February 2026 18:31
1807 AD-1002 REV B		15 April 2026 13:46
1807 AD-2001 REV B		15 April 2026 13:47
1807 AD-3001 REV B		15 April 2026 13:48

Site location





Notes

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Postal address

Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

Signature

Bethany Cullen
Chief Planning Officer

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/26-00251-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/26-00251-HAPP/decision_notice.pdf)