

Application ref: 2024/2550/P
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Date: 15 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Tom Holleran
32 Ryland Road
London
NW5 3EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Ryland Road
London
NW5 3EH

Proposal:
Erection of a single storey rear infill extension associated with the conversion from two flats to single dwelling house.

Drawing Nos: Design and access statement; 202432/01; 32RYYL/001; 32RYYL/002; 32RYYL/003, 32RYYL/004

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:

Application form dated 20/06/2024, submitted photos, Design and Access Statement 32RYL/001, 32RYL/002, 32RYL/003, 32RYL/004.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed amalgamation of the two flats into a single dwelling house is acceptable. Whilst the proposal would result in the net loss of no more than one residential unit, and no loss of residential floorspace in accordance with Local Plan policy H3. The standard of accommodation would be excellent and return the property to its original purpose.

Whilst the proposed home would be a new unit of occupation, it would represent a reduced impact in terms of car parking and parking stress given the reduction in unit numbers, which accords with the overall aims of Local Plan policy T2.

The residential infill extension is at the rear of the property with a large warehouse building backing onto it. From the sides, the extension would largely be concealed behind the existing party wall. The limited visibility to the rear of the property, and at ground floor enclosed by other buildings, walls, and extensions, would preserve the character and appearance of the building, the street scene, and the wider conservation area, in accordance with Local Plan policy D1 and D2. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The infill extension would largely be concealed behind the existing party wall which remains at the same height so this would not cause undue harm to the residential amenity of nearby and neighbouring properties by way of visual privacy and outlook, light, or noise and vibration. A condition prevents use of the flat roof as a terrace. It would not appear overbearing given the already

tight relationship between buildings to the rear of the site. As such, the amenity impact of the development would be acceptable in accordance with Local Plan policy A1.

Although the garden space is restricted, and the extension will occupy a notable proportion of the space, the existing area is limited in terms of amenity and biodiversity impact. Accordingly, based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold (meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat. As such, the proposal accords with the BNG requirements and Local Plan policy A3.

No responses were received to consultation prior to determination of this application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development accords with the development plan as a whole and is in accordance with policies H3, A1, A3, D1, D2, and T2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 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 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 2023.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer