

Application ref: 2023/5195/P  
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Date: 29 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Town Planning Bureau  
The Barn  
43 Oakdene Road  
Redhill  
RH1 6BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**25 Tanza Road**  
**London**  
**NW3 2UA**

Proposal:  
Amalgamation of existing two self-contained flats into one flat, replacement windows on front and rear and a new window opening on side elevation

Drawing Nos: Planning Design and Access Statement 07 December 2023,  
23164\_SP1, 23164\_EP1, 23164\_EE1, 23164\_EE2, 23164\_EE3, 23164\_PP1,  
23164\_EP1, 23164\_EP2, 23164\_EP3, 23164\_WIN.

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:

Planning Design and Access Statement 07 December 2023, 23164\_SP1, 23164\_EP1, 23164\_EE1, 23164\_EE2, 23164\_EE3, 23164\_PP1, 23164\_EP1, 23164\_EP2, 23164\_EP3, 23164\_WIN.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The replacement windows as shown on approved plans 23164\_EP3, 23164\_EP2, 23164\_EP1 of the development hereby permitted shall be timber.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

The application site is located on the eastern side of Tanza Road at No.25 and is within the South Hill Park Conservation Area. This application relates to flats B and C which are located at first and second floor level.

The applicant is seeking permission for the amalgamation of two two-bedroom self-contained flats into a single three-bedroom flat across two floors, along with changes to fenestration and a new window opening on the side elevation.

The amalgamation of two existing flats would lead to the loss of one home which is considered acceptable in accordance with policy H3 of the Camden Local Plan 2017 which only resists the loss of two or more homes.

The replacement windows would be timber sash instead of casements which considered appropriate for the host building and conservation area setting. Details of the frame and glazing bar thickness have been provided to ensure consistency of design of the windows across the building. A compliance condition has been imposed to ensure they will be timber framed. The new window opening has been designed to match existing windows and is appropriate.

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).

Given the scale and largely internal nature of proposed works, the proposal would not give rise to any adverse impacts on the amenity of neighbouring occupiers in terms of loss of light, outlook and privacy. The new window opening proposed on the side elevation would not result in any unacceptable amenity related impacts due to its limited size and positioning, and obscured glazing.

No objections were received following statutory consultation, and the Hampstead CAAC confirmed that they have no objection to the proposal. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and H3 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 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](http://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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 sets out a list of application types that are exempt or temporarily exempt from needing to create a biodiversity net gain.

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.

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



Daniel Pope  
Chief Planning Officer