

Application ref: 2024/3170/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Emil Eve Architects Ltd
51 Regent Studios
8 Andrews Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
25 Tanza Road
London
NW3 2UA

Proposal: Demolition of existing rear conservatory extension and erection of a new single storey rear and side extension. Alteration to existing terrace and ballustrades

Drawing Nos: 113_EX_001 (P2), 113_EX_100 (P2), 113_EX_101 (P2), 113_EX_200 (P2), 113_EX_201 (P2), 113_EX_300 (P2), 113_EX_301 (P2), 113_EX_302 (P2), 113_PR_100 (P2), 113_PR_101 (P2), 113_PR_200 (P2), 113_PR_201 (P2), 113_PR_202 (P2), 113_PR_203 (P2), 113_PR_300 (P2), 113_PR_301 (P2), 113_PR_302 (P2), 11_PR_305 (P2)

Design and Access Statement (P2) (July 2024), Green roof installation document (1721137978), Sky garden wildflower green roof documents (1721138357) and (1721138383)

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 113_EX_001 (P2), 113_EX_100 (P2), 113_EX_101 (P2), 113_EX_200 (P2), 113_EX_201 (P2), 113_EX_300 (P2), 113_EX_301 (P2), 113_EX_302 (P2)

113_PR_100 (P2), 113_PR_101 (P2), 113_PR_200 (P2), 113_PR_201 (P2), 113_PR_202 (P2), 113_PR_203 (P2), 113_PR_300 (P2), 113_PR_301 (P2), 113_PR_302 (P2), 11_PR_305 (P2)

Design and Access Statement (P2) (July 2024), Green roof installation document (1721137978), Sky garden wildflower green roof documents (1721138357) and (1721138383)

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 single storey rear extension approved under 2024/3170/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 5 The green roof hereby approved (11_PR_305 (P2), Green roof installation document (1721137978), Sky garden wildflower green roof documents (1721138357) and (1721138383)) shall be installed prior to completion of the development and shall be permanently retained and maintained thereafter.

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.

Informative(s):

- 1 Reasons for granting permission.

The site is a four storey (plus attic) semi-detached property, situated within the South Hill Park Conservation area. The building is identified as making a positive contribution to the character and appearance of the conservation area. A previous application was withdrawn on site (2024/0548/P) due to the excessive scale and loss of bay windows. The current proposal looks to address these issues.

The proposal is for the removal of the existing conservatory and an erection of a flat roofed side and rear extension at lower ground floor. The rear/side extension would be in same location and similar footprint as the existing development on site and there would only be a slight increase in scale and height. The extension is only kept to half the width of the property and therefore retains the original rear bay window feature and appears subordinate in relation to the main house. It is noted that a similar extension was approved at no. 21 Tanza road under ref. 2019/0342/P granted 02/04/2019. Details have been provided upfront in relation to the green roof and are considered acceptable, complying with Camden's guidance for green roofs of this size. A compliance condition will be placed on the application.

The new side window is acceptable in terms of location, size and materiality.

The application site is technically in open space land however due to the presence of the existing conservatory and very minor change in footprint, this is not considered to impact on this and therefore complies with policy A2.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. A condition will also be placed on the application to ensure the flat roof of the extension is not used as a terrace

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

The planning history of the site was taken into account when coming to this decision. No objections were received.

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A2, A3, CC1, CC2, D1 and D2. The proposed development also accords with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan and 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) 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 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is 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.

It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 6 Biodiversity Net Gain (BNG) Informative (2/2):

+ 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 the post-development value of the onsite habitat, or 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.

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