

Application ref: 2024/2375/P  
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Date: 28 October 2024

**Development Management**  
Regeneration and Planning  
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SEB + FIN Architects Ltd.  
55 Salisbury Walk  
London  
N19 5DS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**37 Woodsome Road**  
**London**  
**NW5 1SA**

Proposal:

Removal of rear terrace, the erection of a single-storey extension at lower-ground floor level and the replacement of existing glazing with double-glazed timber sash windows on all elevations.

Drawing Nos: (20)M-201; (20)M-401 Rev A; (70)M-401; Planning, Design and Heritage Statement (SEB + FIN Architects, dated 22/05/2024)

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:

(20)M-201; (20)M-401 Rev A; (70)M-401; Planning, Design and Heritage Statement (SEB + FIN Architects, dated 22/05/2024).

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 and D2 of the London Borough of Camden Local Plan 2017 and Policy DC4 of the Dartmouth Park Neighbourhood Plan.

Informative(s):

- 1 The application site is located on the southeastern side of Woodsome Road at No.37 and comprises a four-storey end-of-terrace dwelling. The property benefits from a half-width three-storey rear projection with a ground floor terrace attached. The site is located within the Dartmouth Park Conservation Area and the property makes a positive contribution to the conservation area. The site is also located within the Dartmouth Park Neighbourhood Plan Area.

The proposal seeks to remove the existing rear terrace attached to the rear projection, erect a single-storey extension at lower-ground floor level and replace the existing single glazed timber windows with double glazed timber windows on all elevations. The existing door at lower ground floor level on the northeastern side elevation would be relocated slightly closer to the rear of the dwelling and a new window would be inserted in the current location of the door.

The rear extension would have a maximum height of 3m on the boundary with a maximum depth of approximately 6.5m. The extension would comprise London stock brick with a line stone beam over the sliding door with a flat sedum roof. The extension would appear subordinate to the host property and would maintain sufficient usable garden space. The materials would compliment the host dwelling and conservation area setting, and the inclusion of a sedum roof would enhance biodiversity. The windows would be replaced like for like with the existing, except for the rear elevation ground floor windows which would have slightly lowered sills. The retention of timber frames and like for like detailing would preserve the character of the host property and conservation area. The relocated door would be timber, and the new window would be timber framed with obscured glazing which is supported.

Overall, the proposal would preserve character and appearance of the Dartmouth Park Conservation Area, host property and the wider street scene. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

In terms of neighbour amenity, the extension would meet the 45-degree test for the adjacent lower ground floor window at No. 35 Woodsome Road. To the northeast, the extension would sit adjacent to the terrace at No.37 Woodsome Road, however given the limited depth on this boundary it would not impact on the light received by this terrace. The extension would be an acceptable height on the boundary and would not result in unacceptable impacts on neighbouring amenity.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, Policies DC2 and DC4 of the Dartmouth Park Neighbourhood Plan, the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](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 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, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the application is a Householder application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - 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).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 + 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.

7 In order to comply with Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed solar panels shall comply with the following requirements:

(a) the solar PV equipment shall not protrude more than 0.2 metres beyond the roof slope, in the case of a pitched roof, when measured from the perpendicular with the external surface of the pitched roof slope;

(b) In the case of solar PV on a pitched roof, it shall not result in the highest part of the solar PV being higher than the highest part of the roof (excluding any chimney);

(ba) in the case of solar PV on a flat roof, it shall not result in the highest part of the solar PV being more than 0.6 metres higher than the highest part of the roof (excluding any chimney).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer