

2024/3939/P – Ground Floor Flat, 37 Compayne Gardens



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Site Photos

Existing rear extension

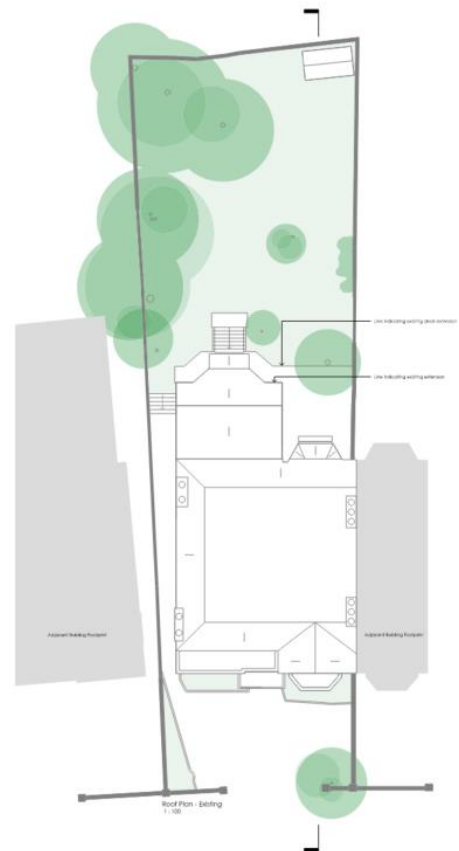
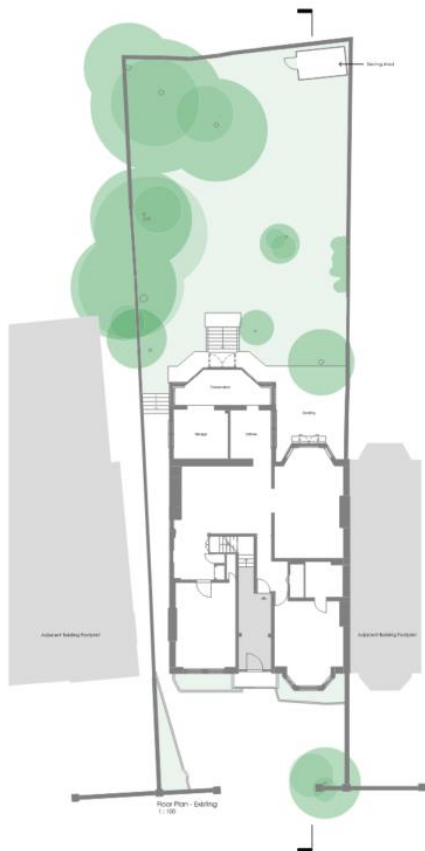


Location of proposed outbuilding

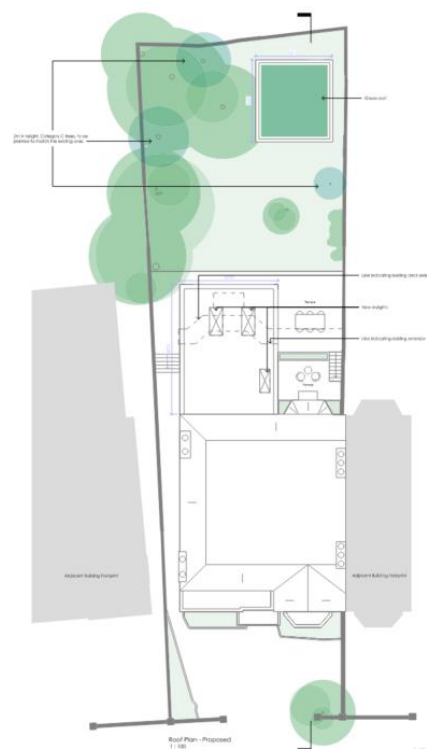


Existing and Proposed Drawings

Roof & Floor Plans – Existing



Roof & Floor Plans – Proposed



Rear Elevation – Existing



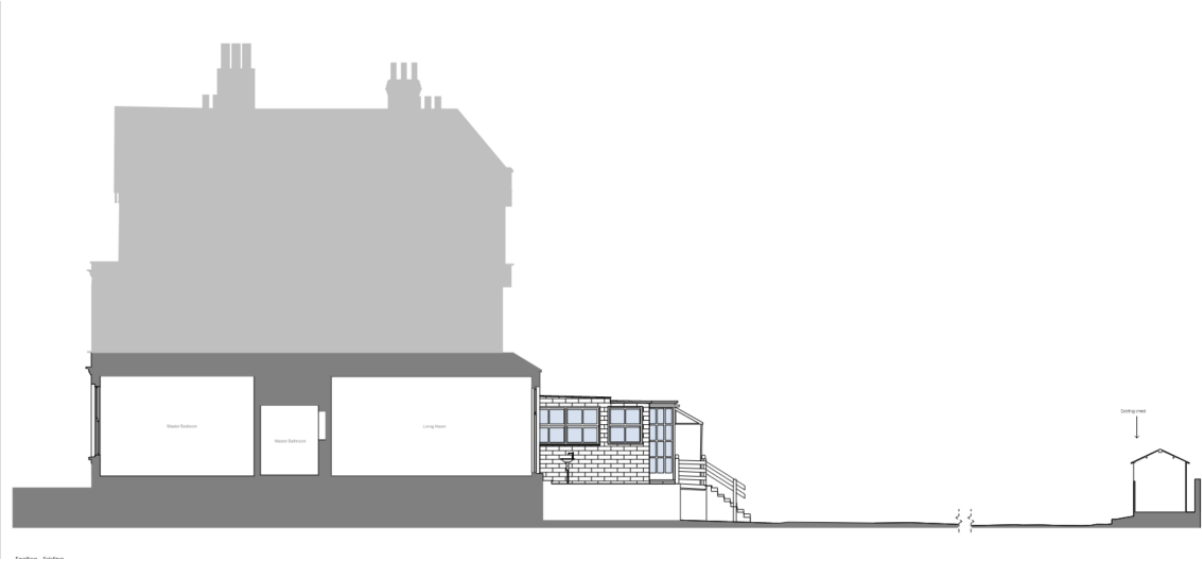
Rear Elevation - Existing
1 : 50

Rear Elevation – Proposed



Rear Elevation - Proposed
1 : 50

Section – Existing



Section – Proposed

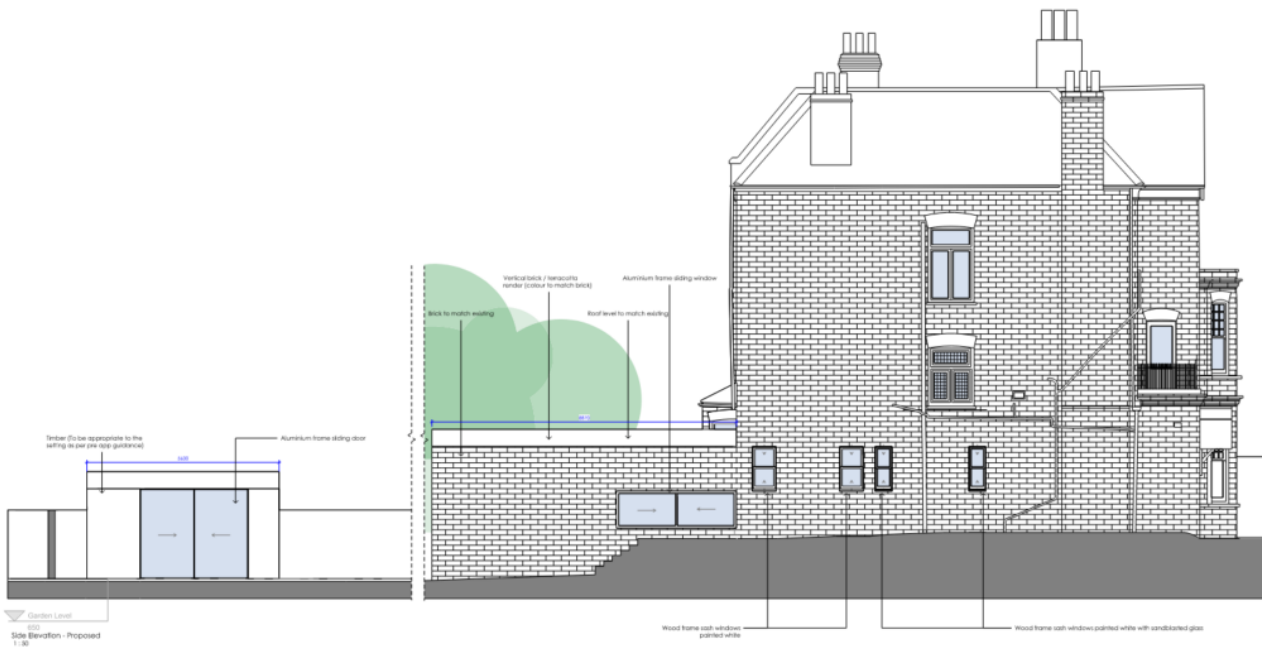


Side Elevation – Existing



Side Elevation - Existing
1:50

Side Elevation – Proposed



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	12/11/24
		N/A / attached	Consultation Expiry Date:	20/10/24
Officer			Application Number(s)	
Connie Marinetto			2024/3939/P	
Application Address			Drawing Numbers	
Ground Floor Flat 37 Compayne Gardens London NW6 3DD			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition and replacement of existing rear extension, erection of outbuilding in rear garden and reconfiguration and replacement of windows on side elevation.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Press Notice: published 26/09/2024, expired 20/10/2024. Site Notices: displayed 25/09/2024, expired 19/10/2024. No comments or objections were received from neighbouring occupiers.			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
CRASH (The Combined Residents Association of South Hampstead)	An objection was raised by the Combined Residents’ Associations of South Hampstead (CRASH). The concerns include: <ul style="list-style-type: none">Extension is over-largeThe skylight nearest property should be removed Officer response: See section 3 ‘Design and Conservation’ within the Assessment below <ul style="list-style-type: none">An alternative foundation system should be used for outbuildingLoss of unacceptable level of green space including treesPreference for green roofs on outbuilding and extension Officer response: Amended scheme includes replacement tree planting and a green roof on outbuilding. See section 5 ‘Landscaping and Trees’ and 6 ‘Biodiversity’ within the Assessment below CRASH comment on revised scheme: <ul style="list-style-type: none">Concrete foundation system should not be usedOver-large extensionReplacement trees and green roof welcome Officer response: See section 5 ‘Landscaping and Trees’ and 4 ‘Design and Conservation’ sections below.			

Site Description

The application site is located on the south side of Compayne Gardens. It comprises a four-storey semi-detached Victorian dwelling which has been subdivided into self-contained flats, of which the proposed works relate to the ground floor flat.

The proposal is for the demolition and replacement of the existing rear extension, erection of an outbuilding in the rear garden and other minor works, namely the reconfiguration and replacement of windows on side elevation.

The property is not statutorily listed but is situated within the South Hampstead Conservation Area. The property is characteristic of the local area, being defined in the South Hampstead Conservation Area Appraisal (2011) as making a positive contribution to the character of the Conservation Area.

There are no trees protected by Tree Preservation Orders within the application site.

Relevant History

Application site:

37 Compayne Gardens, Ground Floor Flat (Application Site)

2023/4178/PRE - New single storey rear extension and garden room outbuilding to rear end of garden.

Summary of advice: *Construction of rear extension and outbuilding are acceptable. Encouraged to reduce glazing on side elevation, change outbuilding material and set it back from boundary. These updates were made in this full scheme. Window re-configuration considered acceptable. The installation of air conditioning would not be supported. This element was subsequently not included in full application.*

Advice issued on 7th June 2024.

There is no other relevant planning history associated with the ground floor flat.

37 Compayne Gardens, Second Floor Flat

2013/4192/P – Erection of 2 x dormer windows on rear elevation, installation of 1 x window to rear elevation and installation of 12 x rooflights (3 front; 1 rear, 3 side and 5 on top of the crown roof) to residential flat (Class C3). Granted 2nd October 2024.

2022/0266/P – Conversion of existing loft and 2nd floor flat to create 2 x 2 bedroom maisonettes, including reconstruction of roof, creation of rear inset roof terrace, and; front, side and rear roof windows. Granted 12th April 2022.

Nearby Sites

29 Compayne Gardens, Flat 1

2015/5760/P – Erection of single storey ground floor rear extension following demolition of existing single storey rear extension. Replacement timber double glazed windows on the side & rear ground floor and replacement timber french doors at the rear. Granted 8th December 2015.

31 Compayne Gardens, Flat 1

2016/7066/P – Erection of a rear single storey extension and works to include alterations and provision of new habitable rooms at lower ground floor level to enlarge existing dwelling Flat 1 (Class C3). Granted 17th February 2017.

33 Compayne Gardens, Flat 2

2018/3518/P – Lateral extension of the raised ground floor rear extension and alterations to the facade/fenestration to the rear and side elevations. Granted 10th December 2018.

35 Compayne Gardens

PWX0202503 – Erection of a single storey rear extension. Granted 16th December 2002.

43 Compayne Gardens, Flat 2

2021/2988/P – Single-storey outbuilding in rear garden. Granted 23rd November 2021.

47 Compayne Gardens, Flat 2

2024/2515/P – Erection of an incidental outbuilding in the rear garden. Granted 6th August 2024.

Flat 1-2, 50 Compayne Gardens

2017/4932/P – Erection of single storey rear garden outbuilding for ancillary use to ground floor flat. Granted 6th March 2018.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- Design (2021)
- Amenity (2021)
- Biodiversity (2018)
- Home Improvements (2021)
- Trees (2019)

South Hampstead Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1 The application proposes the following:

1.2 Single storey replacement rear extension measuring 8.8m deep, 6.7m wide and 4.3m high. The extension would be constructed using brick to match the existing building with aluminium frame sliding doors on the south and south west elevation.

- 1.3 Single storey outbuilding in the north east corner of the rear garden, measuring 5.6m deep, 5.2m wide and 3m high. The outbuilding would be of ancillary use to the flat and comprise a garden room to be used as a gym, a bathroom, and a storage room. The outbuilding would be timber clad, with aluminium framed windows and doors and would feature a green roof.
- 1.4 Reconfiguration and replacement of windows to the side elevation of the existing building, with wood frame sash windows (and addition of one), and the addition of an aluminium frame sliding window on the proposed extension.

Revisions

- 1.5 A plan showing replacement tree planting and the implementation of a green roof outbuilding, was included on an amended drawing.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- Residential amenity
- Landscaping and Trees
- Biodiversity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 3.2. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

Rear Extension

- 3.3. The proposal involves the construction of a replacement rear extension (4.3m H x 8.8 D x 6.7m W) that would be set in from the boundary the same distance as the existing. The surrounding properties have been substantially developed at ground floor rear level and therefore such development is established. The semi-detached properties along this side of Compayne Gardens consist of a mixture of part single/double storey rear additions with various depths and heights. The depth, width and height of the proposed rear extension would be of a similar scale to the rear extension at the neighbouring property no. 35. In this instance, given that there is an extension at the neighbouring property (no. 35) which is similar in terms of its dimensions and scale, as well as similar development in the vicinity, the proposed extension would be considered acceptable. The increase in depth of the extension is not considered to be visually dominant due to the scale of the existing building and garden, the context of similar surrounding rear development, and the extension's simple modern design. The extension would be constructed using brick to match that of the host building which is welcomed. The aluminium frame sliding doors are also a simple and acceptable feature. Thus, it is not considered that the proposal would be visually harmful to the host building and wider conservation area. It must be noted that the rear extension would not be visible from any public views along Compayne Gardens or Canfield Gardens. On this basis, it is considered the extension is acceptable in terms of scale, design and materiality and would continue to preserve the character and appearance of the Conservation Area.

Outbuilding

- 3.4. The proposed outbuilding is single storey and considered modest in size, and would not detract from the character or appearance of the host building or the site within which it sits. The proposed outbuilding (3m H x 5.6 D x 5.2m W) is positioned a sufficient distance away from the host building due to the substantial length of the back garden measuring approximately 7m (from extension) and 15m (from bay windows) from the existing rear building face. Given the appropriate and sensitive design which includes timber clad walls and a green roof, the outbuilding would not detract unduly from the green and verdant nature of the site or the Conservation Area or the visual amenity of neighbouring occupiers. It is noted that outbuildings are an established feature of several gardens in the vicinity, including those approved under recent applications at Compayne Gardens (2021/2988/P and 2024/2515/P). The proposed outbuilding of the application property is not visible from any public views along Compayne Gardens or Canfield Gardens (south of the site). The proposed outbuilding is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider Conservation Area.

Window Alterations

- 3.5. The proposed replacement windows and additional window proposed on the existing south east side elevation represent modest changes and are acceptable given they will be wood frame sash windows to match the existing material. The side window on the extension is of a modest size and replaces existing glazing, and is considered to be acceptable on this basis.
- 3.6. Overall, it is considered that the proposals would not result in a detrimental impact upon the character and appearance of the host property and would preserve the special character of the South Hampstead Conservation Area and complies with policy D1 and D2 of the Camden Local Plan 2017.. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Residential Amenity

- 4.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 4.2. The amenity of the neighbouring properties is not considered to be impacted by the increased mass and scale of the proposed single storey rear extension. The scale of the proposed extension would match the neighbouring extension at number 35 in depth and the roof level would remain the same as existing. The extension is a significant distance from no. 35 and would not directly face any windows on no. 35's extension, and as such, it is not anticipated that the proposal would have a material impact with regards to the loss of daylight/sunlight. The glazing on the rear and south-west is considered to be acceptable and would not impact the amenity of any neighbouring residential occupiers at no. 39 due to the level of screening from foliage and the distance / angle of nearest windows. The rooflights on the extension are of an acceptable scale and are not considered to result in any harmful amenity impacts. The windows added to the south east side elevation of the extension and existing building are not considered to result in any harmful impacts on amenity given all but one would replace existing windows. Given the distance from the neighbouring flats and houses, and the context of surrounding development, there would be no undue loss of outlook or 'overbearing' effects. A condition would be added to ensure the flat roof would not be used as a roof terrace.

- 4.3. The outbuilding would not result in undue overlooking or loss of privacy or enjoyment of adjoining sites due to the scale, separation distance and screening from foliage and boundary fences. On this basis the outbuilding is not considered to lead to a significant, harmful impacts upon the amenity of any neighbouring residents.
- 4.4. The proposed outbuilding will be used for ancillary purposes to the ground floor flat and will not be used as a separate residential dwelling or a business premises. A condition would be added to control the use and ensure that it is used for ancillary residential purposes only and not as a separate dwelling or for separate commercial purposes. This would ensure that there would be no unacceptable noise or disturbance resulting from the proposal.
- 4.5. The proposed development overall is not considered to lead to harmful impacts upon the amenities of any neighbouring residents. The development is therefore considered to be in accordance with policy A1 of the Camden Local Plan 2017.

5. Landscaping and trees

- 5.1. The scheme involves the removal of three trees in order to facilitate the development and an Arboricultural Impact Assessment (AIA) has been submitted. The Council's Tree Officer has reviewed the report which indicates that three trees are proposed for removal. The officer notes that the three trees are cat. C (low quality) in accordance with BS5837:2012, are small in size and are not considered to significantly contribute to the character and appearance of the Conservation Area. The officer noted that the impact of the scheme on the trees to be retained will be of an acceptable level.
- 5.2. The officer noted that loss of amenity and canopy cover can be mitigated through replacement planting. The applicant submitted an updated plan showing replacement planting. A condition would be attached requiring the details of the replacement trees, as well as a compliance condition requiring appropriate tree protection measures to protect existing trees.
- 5.3. The CAAC recommended that specialist foundations should be used for the outbuilding. The tree officer confirmed that given the small percentage of root protection area encroachment they do not consider specialist foundations to be required.

6. Biodiversity

- 6.1. As set out in policies CC1 and CC2, the Council requires development to incorporate sustainable design and construction measures.
- 6.2. It is proposed to install a green roof on the outbuilding. No details of the green roof have been provided. A condition would be attached requiring these details to be submitted.
- 6.3. It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.
- 6.4. This application is considered to be below the de minimis threshold, because 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 onsite linear habitat. Therefore, the application is exempt and the applicant is reminded of this by way of an informative attached to this decision.

7. Recommendation

- 7.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th November 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2024/3939/P
Contact: Connie Marinetto
Tel: 020 7974 8012
Email: connie.marinetto@camden.gov.uk
Date: 29 October 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
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ACH Architects
Unit 301
Harbour Yard
Chelsea Harbour
London
NW63DD
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
37 Compayne Gardens
London
Camden
NW6 3DD

DECISION

Proposal:

Demolition and replacement of existing rear extension, erection of outbuilding in rear garden and reconfiguration and replacement of windows on side elevation.

Drawing Nos: 2402-001, 2402-101, 2402-102, 2402-103, 2402-104, 2402-106, 2402-301, 2402-302, 2402-303, 2402-304, 2402-305, 2402-306, 2402-307, 2402-308, 2402-309, 2402-310, 2402-311, 2402-312 (all received 19/09/24), 2402-105 (received 09/10/24), Design and Access Statement, Arboricultural Impact Assessment and Method Statement (dated 18/09/24).

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:

2402-001, 2402-101, 2402-102, 2402-103, 2402-104, 2402-106, 2402-301, 2402-302, 2402-303, 2402-304, 2402-305, 2402-306, 2402-307, 2402-308, 2402-309, 2402-310, 2402-311, 2402-312 (all received 19/09/24), 2402-105 (received 09/10/24), Design and Access Statement, Arboricultural Impact Assessment and Method Statement (dated 18/09/24).

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.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan 2402-105 (received 09/10/24), shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of soft landscaping have been submitted to and approved by the local planning authority in writing and shall include details of at least three replacement trees of a species and location to be agreed with the council's tree and landscape officer. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Impact Assessment and Method Statement and Tree Protection Plan (dated 18/09/24). The protection measures shall remain in place for the duration of works on site and shall be carried out in line with the recommendations made in the method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The roof of the single storey rear infill extension and outbuilding hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

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

- 9 The outbuilding hereby approved shall only be used for ancillary purposes to the Ground Floor Flat at 37 Compayne Gardens, and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

- 4 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 it is below the de minimis threshold.

Summary of statutory exemptions for biodiversity gain condition:

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:

- 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).

5 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 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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION