

Application ref: 2024/4218/P  
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**Development Management**  
Regeneration and Planning  
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Peter Stern Architect & Designer  
33 Denman Drive North  
London  
NW11 6RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Asmara Road**  
**London**  
**NW2 3SS**

Proposal:

Conversion of the existing garage into habitable space through the erection of a single-storey front extension and enlargement of the secondary single-storey rear extension; installation of bi-fold glazed patio doors following the removal of the existing glazed doors

Drawing Nos: 29195A-1, 29195B-1-1, 29195B-1-2, 670/01, 670/02, Location Plan

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:

29195A-1, 29195B-1-1, 29195B-1-2, 670/01, 670/02, Location Plan

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 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 proposal includes converting the existing garage into habitable space by constructing a single-story front extension and enlarging the secondary single-story rear extension. Additionally, it involves installing bi-fold glazed patio doors to replace the existing glazed doors.

The proposed front extension would have a width of 2.98m, extending approximately 1.25m from the existing garage and set back from the 6.78m front building line of the main building. It would measure approximately 3.2m in height and would feature a rendered wall finish, a parapet flat roof with brick-on-edge coping, and a rooflight, along with a door and windows. This extension would roughly align in depth with rear extensions previously approved along this row of houses, including the adjacent property at No. 17 Asmara Road (2017/2006/P).

Although front extensions are typically resisted by the council due to potential impact on the streetscape, the modest size and sufficient setback of this proposal ensure that it would not add significant bulk or massing. It would remain subordinate to the host property and preserve a reasonably sized garden. Public visibility of the front extension would be limited due to its modest height.

The proposed rear extension would have a width of 2.98m and extend approximately 1.78m beyond the existing garage. It would match the existing materials, with a new window and a tiled roof. Like the front extension, the rear extension's modest size ensures it would not add significant bulk or massing and would be subordinate to the host property while retaining a reasonably sized garden. The scale, design, and materials used would be appropriate for the context, allowing the extension to be read as a coherent modern addition that would not impact the wider streetscape.

The installation of bi-fold glazed patio doors to replace the existing doors is considered acceptable. The proposed doors and windows are suitably scaled to appear subordinate and would not harm the host building or the surrounding streetscape. Therefore, it is considered that the proposed works would not negatively impact the host building and would preserve the character and appearance of the local area. These alterations would add potential habitable space to the existing dwelling, serving as ancillary to the main dwelling. It is also noted that several properties along this road have similarly converted spaces into habitable areas, aligning with the prevailing character of the street. Therefore the conversion work being in character and proportion with its context and setting, including the relationship to any adjoining properties.

The amenity of neighbouring properties would not be significantly affected, including in terms of light, outlook, privacy, and noise. The proposed rear extension would align with the depth of the neighbouring property at No. 1A Asmara Road and have a sufficient setback from No. 3 Asmara Road. Furthermore, as no new side openings are proposed, the privacy of neighbouring properties would not be impacted.

The planning history of the site has been considered, and no comments were received from the Fortune Green and West End Neighbourhood Forum.

As such, the proposed development is in general accordance with Policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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).
- 6 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, 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 it 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).

## 7 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 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer