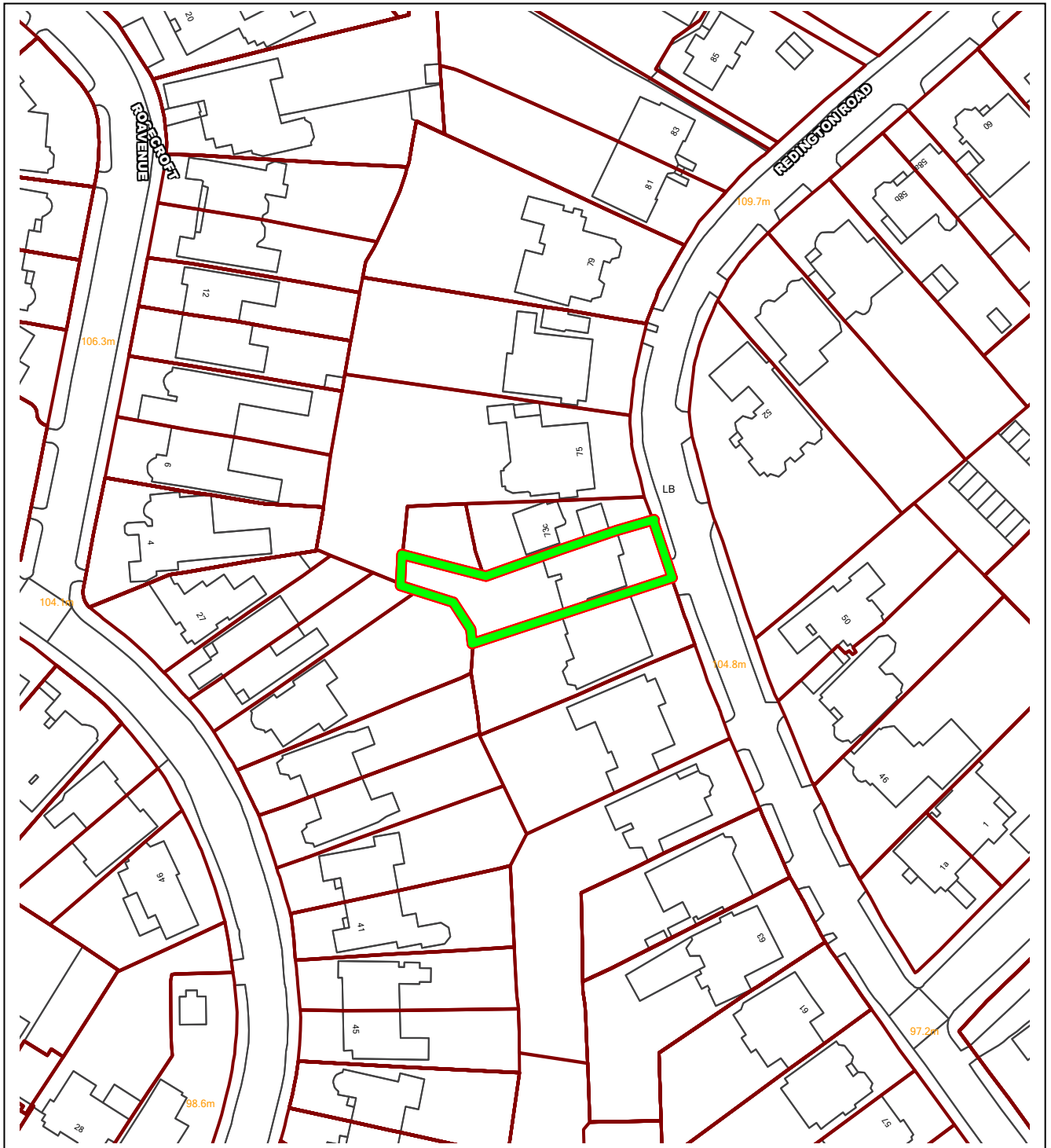


2024/0958/P - 73 Flat A  
Redington Road, London, NW3 7RP



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## Photos

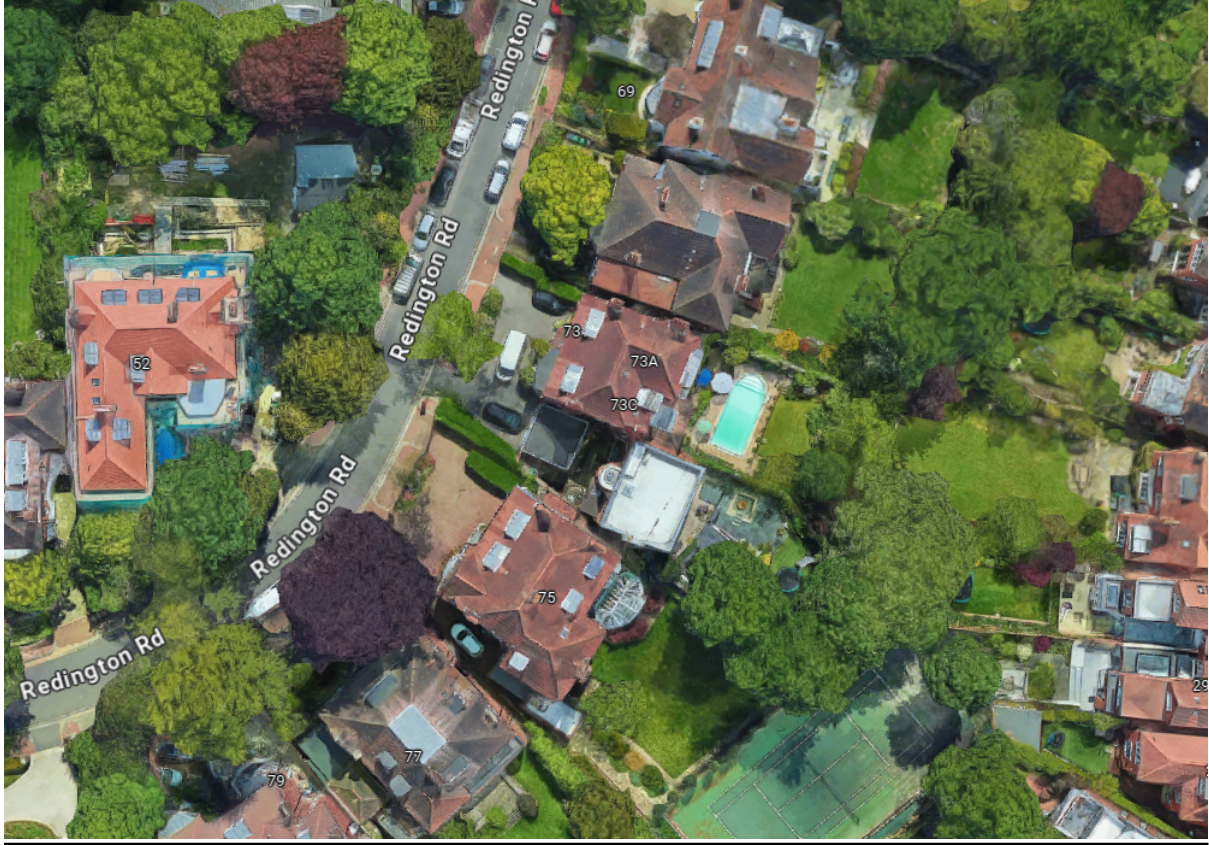


1. Front Elevation

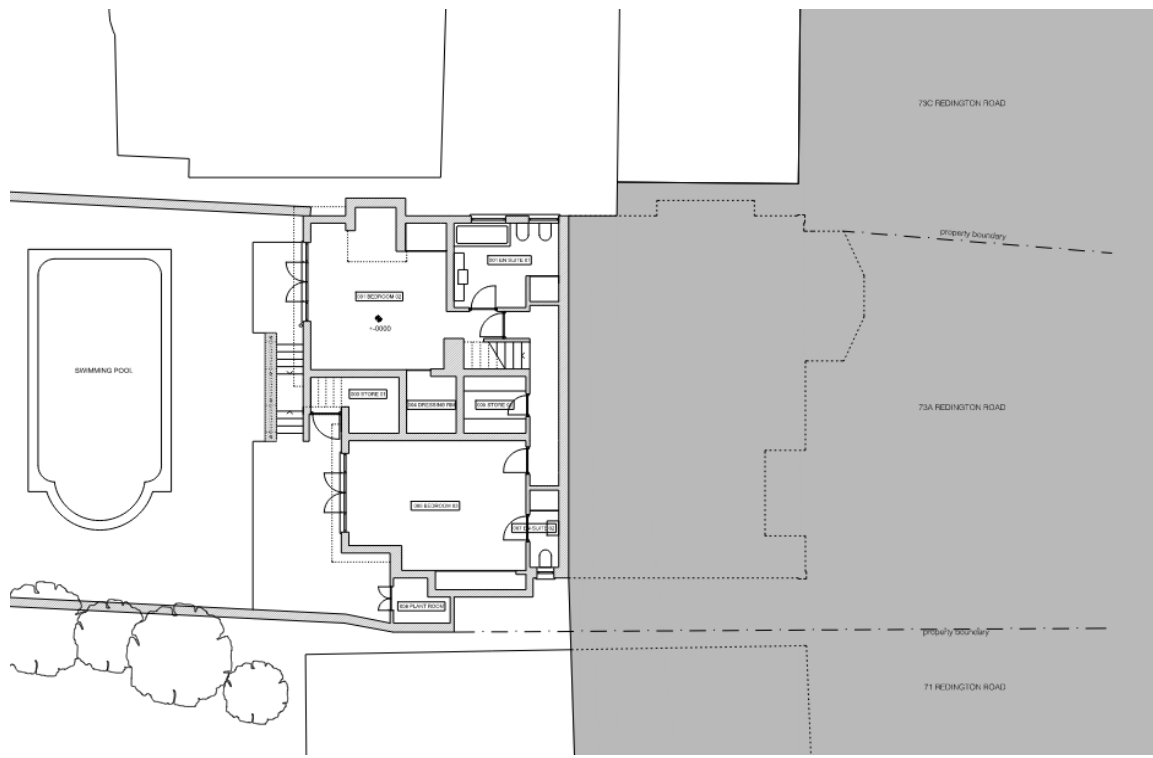


2. Rear elevation

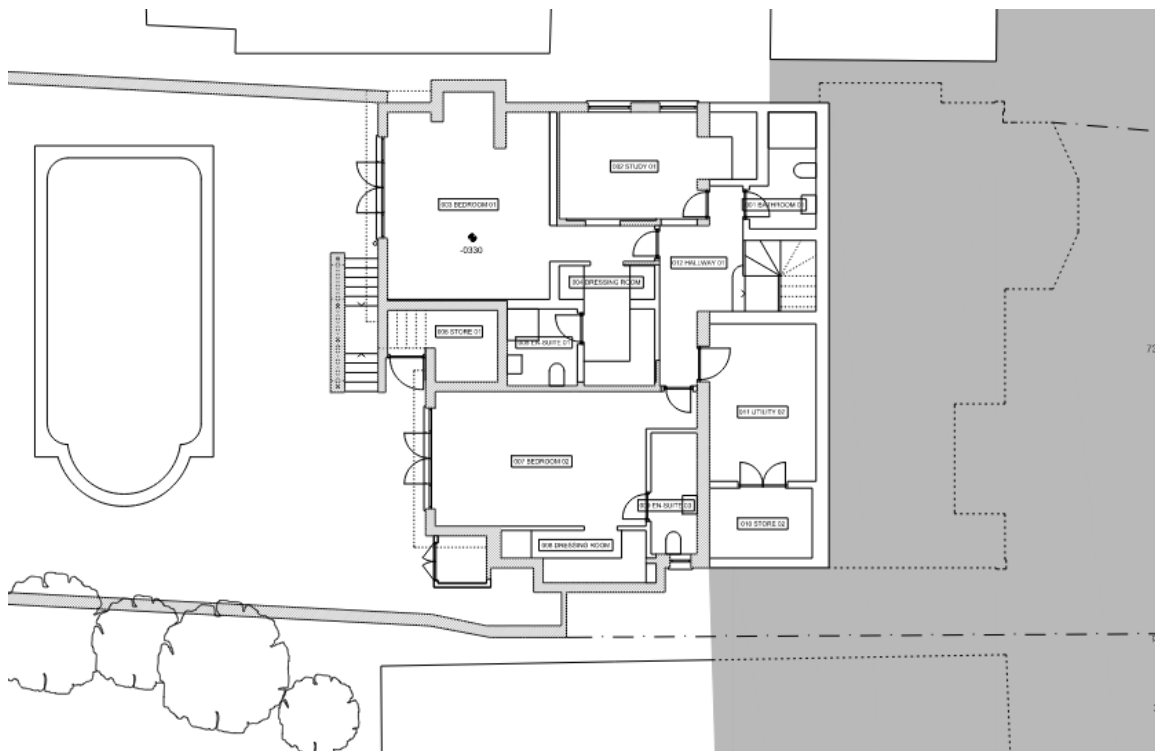
## Aerial view



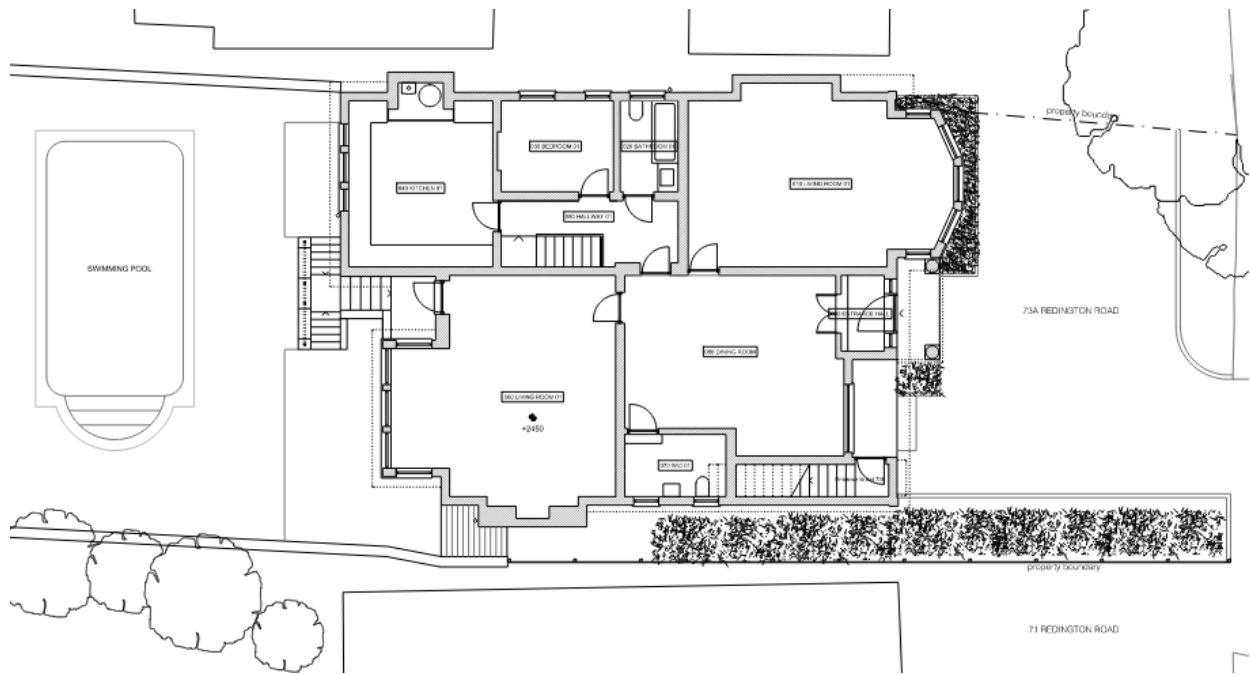
## Plans:



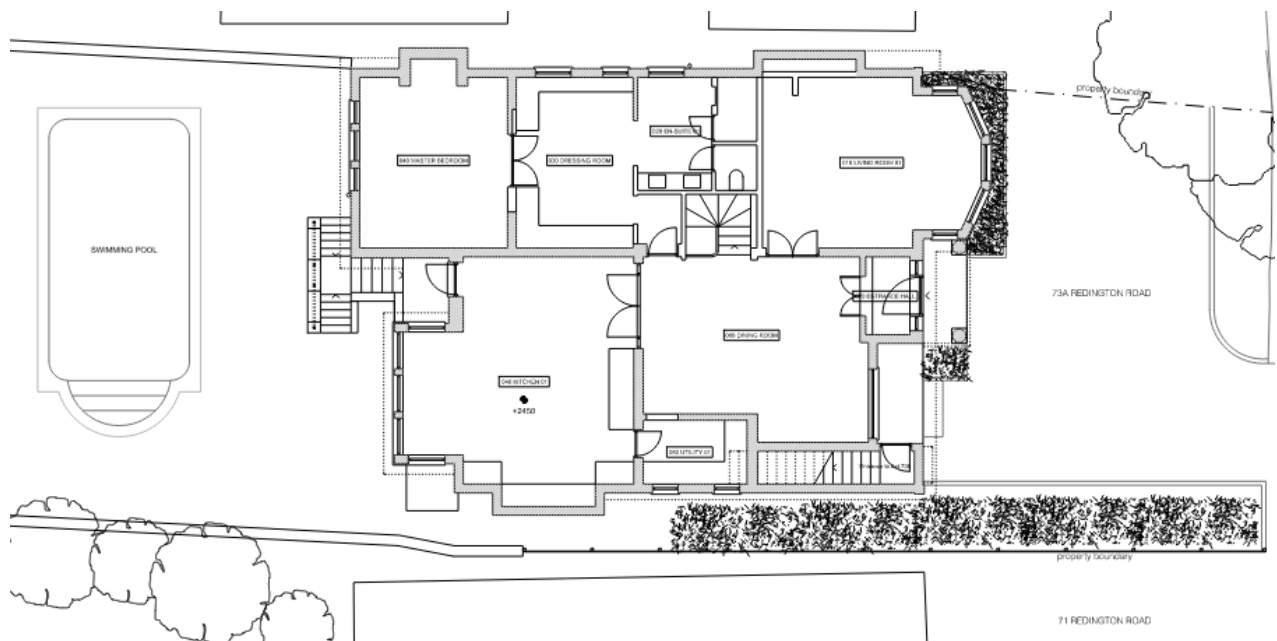
1. Existing Lower ground floor plan



2. Proposed Lower ground floor plan



3. Existing ground floor plan



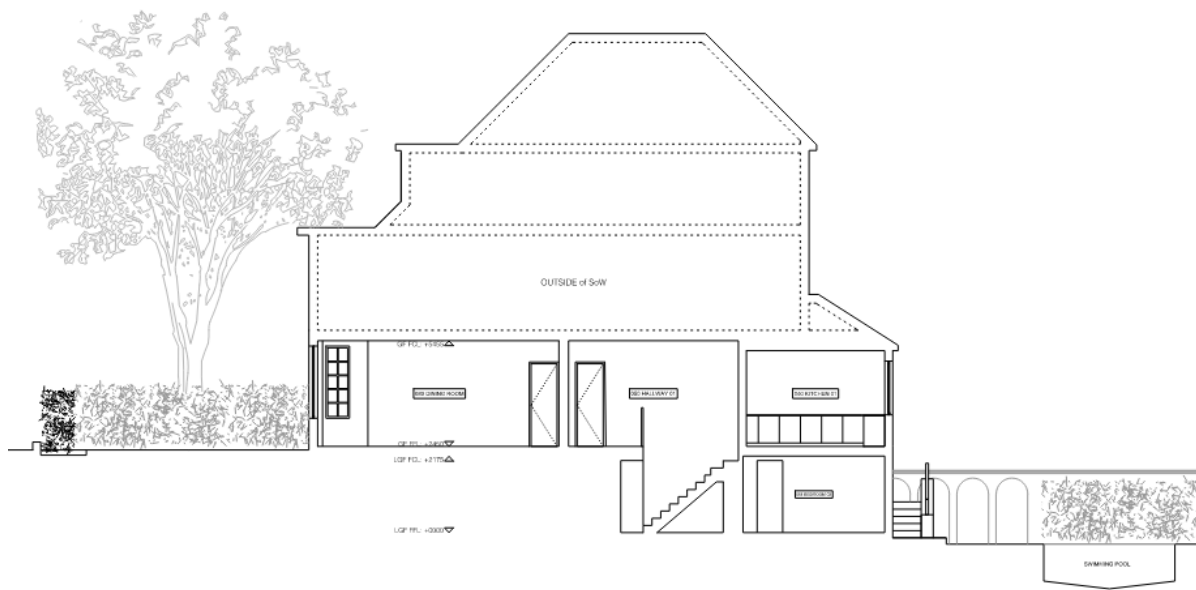
4. Proposed ground floor plan



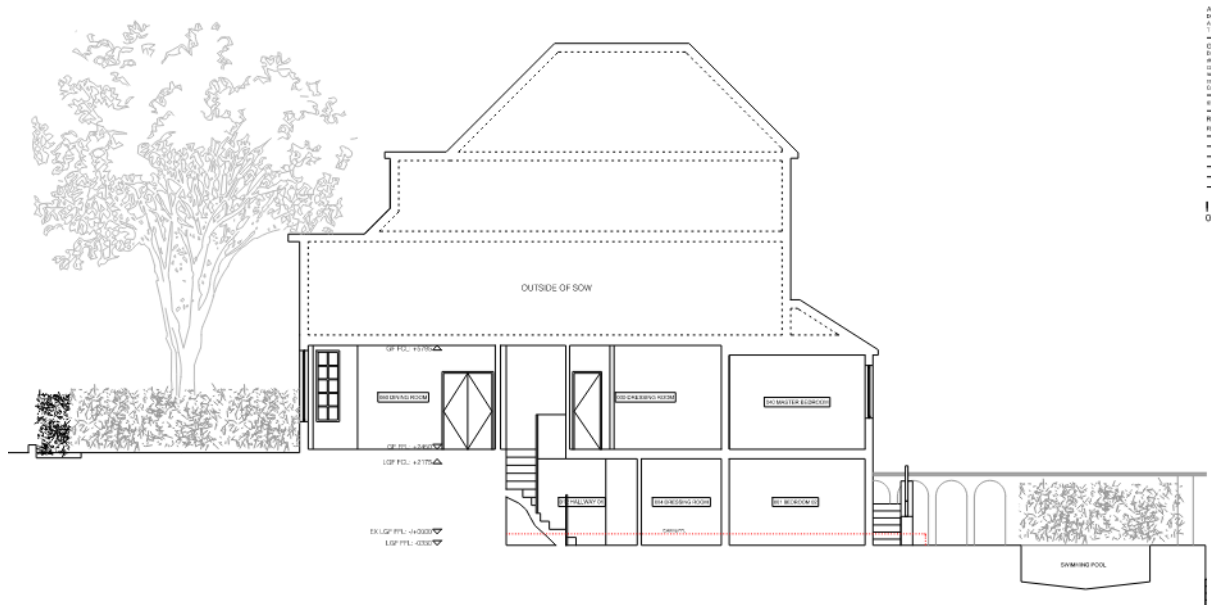
5. Existing rear elevation



6. Proposed rear elevation



7. Existing side section



8. Proposed side section

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>06/05/2024</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>23/06/2024</b>
<b>Officer</b>				<b>Application Number(s)</b>	
Jaspreet Chana				2024/0958/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
Flat A 73 Redington Road London NW3 7RP				See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Excavation of lower ground basement to create a lower ground floor extension and associated works					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 29/05/2024 (consultation end date 22/06/2021).  The application was also publicised in the local press from 30/05/2024 (expiry 23/06/2024)			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Redington Frogna Neighbourhood Forum:	A letter of objection was received on behalf of the Redington Frogna Neighbourhood Forum. Their objection comments can be summarised as follows: <ul style="list-style-type: none"><li>• Great care will be needed to ensure that the excavation does not have a significant adverse impact on the boundary stream or the Redington Frogna spring line. These issues must be fully addressed in the BIA, along with an explanation of how the BIA complies with Policy UD 1 i, ii, and iii.</li><li>• Significant SuDs measures will be required, in accordance with policies BGI and BGI 2. One option could be to replace the existing swimming pool with a natural swimming pond, as at 28 Redington Road or to create a small wildlife pond.</li><li>• The topography, the presence of aquifers and clay subsoil all militate against any basement excavation without such measures.</li></ul> <u>Officer's response:</u>  Please see sections 3 (basements) and 5 (flooding) of the report below.			

## Site Description

The application site is a detached house split into several apartments located on west side of Redington Road. The surrounding area is predominantly residential with other large, detached dwellings of various size and design. The building is not listed but is within Redington and Frognal Conservation Area. The site is also within the Redington and Frognal Neighbourhood Plan area.

## Relevant History

*None relevant at the application site*

## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A5** Basements
- **D1** Design
- **D2** Heritage

### Redington Frognal Neighbourhood Plan 2021

- Policy BG1 – Gardens and Ecology
- Policy BG2 – Tree Planting and Preservation
- Policy UD1 – Underground development
- Policy UD2 – Development Impacts

### Camden Planning Guidance:

- CPG Amenity
- CPG Basements
- CPG Design
- CPG Transport

### Redington and Frognal Conservation Area Character Appraisal & Management Plan 2022

### Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. Proposal**

1.1. Planning permission is sought for:

- Extend the lower ground floor level by excavating to create a basement level. This would involve increasing the depth by 0.60m and an extension of 2m to the east elevation to open an existing void under the existing property.
- A small single storey side extension at lower ground floor level
- Alteration to lower ground floor rear windows to change them into new wooden doors.
- The additional space would house a utility room, additional bathroom and would add a new staircase allowing for a study room and additional ensuite to the existing bedroom.

### **2. Assessment**

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

- Design and conservation
- Basement assessment
- Neighbour Amenity
- Flooding
- Biodiversity

2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.

2.3. The proposal would involve extending the lower ground floor level by excavating 0.60m in depth and extending by 2m wide to the east to open up an existing void under the property. The additional space would house a utility room, additional bathroom and would add a new staircase allowing for the provision of a study and additional ensuite to the existing bedroom. Given the location of the basement being underground and being to a modest scale and size it not considered it would have a detrimental impact on the character and appearance of the Conservation Area.

2.4. A modest single storey storeroom extension is proposed to the lower ground floor right hand side. It would be set back from the rear elevation of the building and would be set in from the side boundary with openable doors. Alteration to the lower ground floor rear windows is also proposed to change them into new slim lined wooden doors. These alterations would be modest in nature and would not impact on the character and appearance of the subject building or the surrounding Conservation Area.

### **3. Basement**

3.1. Policy A5 The siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building and property. CPG Basements Table 1 sets out criteria (f. to m.) regarding the size of basements. The criteria include not exceeding 50% of each garden within the property, being less than 1.5 x the footprint of the host building in the area, extending into the garden

no further than 50% of the depth of the host building, and being set back from neighbouring property boundaries.

3.2. Policy UD 1 of the Redington and Frognal Neighbourhood Plan notes that residential basement and underground development, must have no adverse impact on:

*vi. proposals for basement development will be required to demonstrate how they will not cause cumulative erosion of garden space;*

*vii. proposals for basement development will be required to demonstrate that they will not contribute to localised groundwater flooding;*

3.3. The basement follows the size of the ground floor plan and would comply with the Policy A5 size requirements.

3.4. Policy A5 states that in determining basement applications, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to:

- Neighbouring Properties
- Structural, ground, or water conditions of the area; and
- The architectural character and heritage significance of the building and area

3.5. The applicant has submitted a Basement Impact Assessment (BIA), subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered.

3.6. Campbell Reith issued their BIA audit report in September 2024, confirming that the submitted BIA and details have been prepared in accordance with the requirements of Policy A5 and CPG Basements and the basement could be constructed with negligible impacts to the neighbouring buildings. It has been stated within the audit that the excavation will not extend deeper than the existing foundations of the property therefore no underpinning is required.

3.7. The basement can also be constructed with limited impact on the hydrological environment and is unlikely to increase the risk of flooding. It is accepted that the development will not impact the stability of the surrounding land. The BIA states that ground movements caused by the excavation and construction of the proposed development will be minimal and will be contained within the existing foundation footprint. As such, it is not considered there would be any impacts to neighbouring properties or surrounding infrastructure. It was therefore confirmed that the BIA complies with the requirements of CPG Basements and planning policy A5.

3.8. A condition is attached to require that the basement development is implemented in accordance with the approved BIA construction methods. A condition is imposed to require the appointed qualified engineer (details have been provided by the applicant) to inspect, approve, and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design to be checked and approved by a building control body.

#### **4. Neighbour Amenity**

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, and impacts caused by the construction phase of development. Policy A4 ensures that residents are not adversely impacted by noise or vibrations.

- 4.2. Given the separation distance to the neighbouring properties and the basement extension being below ground it is not considered the basement would result in any adverse impacts towards neighbour's amenity in regard to loss of light, overlooking or privacy impacts.
- 4.3. The proposal is therefore in accordance with policy A4 of the Local Plan.
- 4.4. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' Given the minor nature of the excavation it is not considered a construction management plan would be required in this instance. If approved, the contractor would be encouraged to obtain a temporary parking bay suspension from the Council to use the parking bay adjacent to the property for loading and unloading of materials. The contractor may also require a building licence (e.g., for hoardings) and a skip licence, both of which can be obtained from the Council.
- 4.5. Overall, construction effects will be acceptable and in accordance with Policy A1.

## **5. Flooding**

- 5.1. Policy CC3 seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 5.2. In the FRA, an assessment for groundwater flood risk was carried out using the SFRA's 'Increased Susceptibility to Elevated Groundwater' map and Defra's 'Groundwater Vulnerability map, where Defra's Groundwater Vulnerability map shows the Site to be within a high groundwater vulnerability area. As such, waterproofing of the lower ground structure is recommended in line with BS 8102:2022 – Code of Practice for Protection of Below Ground Structures Against Water Ingress'.
- 5.3. The Applicant has also commissioned MILVUM to produce a revised BIA. As part of the assessment historic borehole records were reviewed, and in some findings, groundwater has been identified in deeper areas of 6-9m below ground level (bgl).
- 5.4. A ground investigation was undertaken on 27th June 2024 with 5 trial pits excavated to a maximum of 1.25m below ground level. The findings include:
- No seepage or standing groundwater was found in any of the trial pits, including those at the rear where the site levels are lower.
  - No evidence of groundwater / spring line was observed in the slope down to the lowest terrace, positioned approximately 6m to the southeast of the swimming pool.
  - The Claygate member was encountered in all trial pits as a slightly sandy clay of likely very low permeability. This unit of the Claygate Member is unlikely to transmit any significant volumes of groundwater.
  - The information reviewed suggests there is a very low risk of groundwater flooding or potential for impacting the wider hydrogeological environment.
- 5.5. Based on no records of groundwater flooding to the Site, the site investigation findings and the inclusion of waterproofing to the basement, it is considered that the risk of groundwater flooding is low and will not change post-development. However, for mitigation reasons waterproofing of the basement is conditioned.
- 5.6. The BIA audit report states that 'Groundwater screening identifies a spring line, and a historical tributary of the River Westbourne mapped within close proximity to the site. No evidence of these water features was observed during the investigation and the BIA states the low permeability cohesive soil at formation level is not capable of supporting groundwater flow'. Therefore, it is accepted that the proposed basement will not impact groundwater flow of the wider area.

5.7. Subject to the recommended conditions and methods outlined in the BIA and the Flood Risk Assessment it is considered the risk of flooding at the site and exacerbating flooding at surrounding sites, would be adequately mitigated in accordance with the requirements of Policy CC3 of the Camden Local Plan and UD 1 of the Redington Frognal Neighbourhood Plan.

## **6. Biodiversity**

6.1. The proposal is for a modest basement extension with minor alterations to the rear of the host building, there would be no development on any natural space. As such there is no requirement for Biodiversity Net Gain and it would be exempt as it is below the de minimis threshold. The regulations for Biodiversity Net Gain are set out in the informatives.

## **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 11<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/0958/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 5 November 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](http://www.camden.gov.uk)

Five Development Consultancy LLP  
43 Athenaeum Road  
Whetstone  
London  
N20 9AL

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**73 Flat A**  
**Redington Road**  
**London**  
**NW3 7RP**

# DECISION

Proposal:  
Excavation of lower ground basement to create a lower ground floor extension and associated works

Drawing Nos: 225 (00) 001, 225 (00) 002, 225 (00) 100 Lower Ground, 225 (00) 100 Ground Floor, 225 (00) 100 Roof Plan, 225 (00) 201, 225 (01) 100, 225 (00) 100 Ground Floor Proposed, 225 (01) 201 Section 01, 225 (01) 251 Rear Proposed, 225 (00) 251 Rear Existing, Archaeological Desk Based Assessment, Basement Impact Assessment DMAG-24-09-BIA, Cover Letter 05/03/24, Design and Access Statement, Flood Risk Assessment DMAG-2409-FRA, Structural Method Statement DMAG-24-09-SMS, Basement Impact Assessment Audit September 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:

225 (00) 001, 225 (00) 002, 225 (00) 100 Lower Ground, 225 (00) 100 Ground Floor, 225 (00) 100 Roof Plan, 225 (00) 201, 225 (01) 100, 225 (00) 100 Ground Floor Proposed, 225 (01) 201 Section 01, 225 (01) 251 Rear Proposed, 225 (00) 251 Rear Existing, Archaeological Desk Based Assessment, Basement Impact Assessment DMAG-24-09-BIA, Cover Letter 05/03/24, Design and Access Statement, Flood Risk Assessment DMAG-2409-FRA, Structural Method Statement DMAG-24-09-SMS, Basement Impact Assessment Audit September 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Basement Impact Assessment DMAG-24-09-BIA) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate that the peak surface water runoff rate for a 1:100 year +40% climate change storm event can achieve a betterment of at least 25% (not more than 17.1l/s), and as close to as practically possible to the greenfield run-off rate, and will then be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- A) The proposed SuDS or drainage measures with consideration of incorporating rainwater harvesting such as wall tank or water butt, and soft-landscaping (at the front garden area) unless demonstrated not feasible;
- B) Storage capacities if rainwater harvesting is proposed;
- C) Updated proposed peak surface water runoff rates or volumes; and
- D) All the proposed flood mitigation measures should be kept, including threshold drains, with required installation of non-return valves on basement floor drainage. Other resilience measures should also be incorporated unless demonstrated not feasible, such as raised level of electrical wiring, appliances/utility metres, and where applicable at the front of the property flood protection such as raised thresholds (with 300mm freeboard).

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC2 and CC3 of the London Borough of Camden Local Plan and Policy SI 13 of the London Plan 2021.

- 9 Prior to commencement of development, full details of the waterproofing to the basement shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 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](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.

- 4 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 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).

++ 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).

## 5 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.

**DRAFT**

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>.

Yours faithfully

Chief Planning Officer

**DECISION**