

Application ref: 2024/4018/P
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Date: 13 November 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Romeo Architects
141 Carlton Vale
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NW65HQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
263 Eversholt Street
London
NW1 1BA

Proposal: Single storied rear extension at first floor level with rooflight, green roof and steel balustrade.

Drawing Nos: Location Plan; PA_039_06_02; PA_039_06_03 Rev A; PA_039_06_04;
PA_039_06_05 Rev A; PA_039_06_06; PA_039_06_07; PA_039_06_08_ Rev A;
PA_039_06_09_Rev A; PA_039_06_10_Rev A; PA_039_06_11 Rev A; Design and
Access Statement, September 2024; Daylight and Sunlight Report, 08 November
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 Location Plan; PA_039_06_02; PA_039_06_03 Rev A; PA_039_06_04; PA_039_06_05 Rev A; PA_039_06_06; PA_039_06_07; PA_039_06_08_ Rev A; PA_039_06_09_Rev A; PA_039_06_10_Rev A; PA_039_06_11 Rev A; Design and Access Statement, September 2024; Daylight and Sunlight Report, 08 November 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 Prior to commencement of development, full details in respect of the living roof 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 manufacturer's details demonstrating the construction and materials used; and
 - iii. full details of planting species and density.

The living roof 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 CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a four storied mid-terraced property located on the western side of Eversholt Street. The site is within the Camden Town Conservation Area, and no listed buildings are affected. The front of the ground floor comprises a retail space, and the remainder of the property is residential.

The applicant is seeking permission for a single storey rear extension at first floor level with a rooflight, green roof and steel balustrade. The proposed drawings have been revised following officer comment whereby a portion of the rear extension was omitted, and a green roof included.

The rear extension would be sized, design and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. It would also be subordinate to the host building. Rear elevations in this area, and along this side of Eversholt Street contains a

number of single storied rear extensions, similar in scale to that proposed. The proposed extension would be in keeping with the character and prevailing pattern of development in this location. The proposed steel balustrade is acceptable. The inclusion of a green roof is a positive, and its implementation would be secured via condition.

A daylight and sunlight assessment has been provided. One window at 261 Eversholt Street would see a reduction of 21.1% VSC, and one window at 265 Eversholt Street would see a reduction of 22.4% VSC, which is over the 20% recommended by guidelines. This is considered acceptable as both windows are secondary windows to room those main window is not affected, and these rooms would meet BRE recommendations for NSL. A secondary window at 263 Eversholt Street would see a 43.8% VCS reduction, however there are very low levels of light reaching this window in the existing condition (1.6% VSC), therefore this change would not be noticeable. This room is also served by a skylight which would not be impacted by the proposal.

Overall, it is considered that any impact on daylight and sunlight resulting from the proposal on neighbouring properties, specifically 261 and 265 Eversholt Street will be of an acceptable level. Given the scale, nature and location of the proposed development, it is not considered that it would result in any other unacceptable amenity related effects. While extension incorporates doors and railings to the rear, given their location with regards to the surrounding environment, they would not result in any unacceptable privacy or overlooking impacts.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1, A3, CC1, CC2 and CC3 of the Camden Local Plan 2017 and Strategic Principle EAP 2 (Design) of the Euston Area Plan 2015. The proposed development also accords with the London Plan 2021 and the 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 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).

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.

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>.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer