

Application ref: 2024/4806/P  
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Date: 11 December 2024

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

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fixated ltd  
3 Costa Street  
London  
se15 4pe  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**27 Spencer Rise**  
**London**  
**Camden**  
**NW5 1AR**

Proposal:

Erection of a mansard roof style extension with dormer windows to front and rear and removal of render to front of dwelling.

Drawing Nos: AR/03 Rev A, AR/02 Rev A, AR/04 Rev A, AR/05 Rev A, AR/06 Rev A, AR/01, Design and Heritage Planning Statement.

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: AR/03 Rev A, AR/02 Rev A, AR/04 Rev A, AR/05

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 the removal of the render on the front elevation, a method statement detailing the method of removal of the render and repair/refurbishment of the brickwork, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the creation of a mansard style roof extension with two windows to the front and rear and removal of render on part of the front elevation, i.e. above ground floor. The property is a two storey mid-terrace dwelling with a butterfly style roof set behind a parapet wall at the front. It is located within the Dartmouth Park Conservation area but is not listed. The terrace contains a variety of roof styles and heights including butterfly roofs, dual pitched roofs and mansard style roofs, some with and some without front and rear dormers. Given the existing character and appearance of the terrace the principle of a sensitively designed addition at roof level would be acceptable within this context of the irregular roof profile along the terrace.

The neighbouring property 25 has a butterfly roof which is set down lower than the application property; the other neighbour at 29 has a mansard style roof. The dwelling (and its roof) at 29 is 1.5m higher than the roof at 27. The proposed roof extension at 27 would result in the terrace appearing to step down gradually across nos. 29 - 25 when viewed from the streetscene and thus the proposed roof extension would not harm the roofline or appearance of the terrace.

The roof extension would have a traditional mansard style design that would sit behind the existing parapet at the front and be located in from the rear elevation. As such the character of the butterfly roof would be retained at the rear.

The pitch of the front roofslope has been designed so that it replicates the pitch of the existing party wall with the neighbouring property, 29. The existing chimney stack shared with 25 will be retained and raised to retain the character and appearance of the existing stack. It is considered that the roof extension complies with the advice in Camden Planning Guidance (Home Improvements).

The two dormer windows to the front and rear roof slopes would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the window hierarchy below. The windows would be traditional timber sash which is acceptable. The roof extension's siting, detailed design and scale would ensure that it does not appear as a dominant addition at roof level and would not appear out of place in the streetscene, complying with policies D1 and D2 of the Camden Local Plan and the aims and objectives of the Dartmouth Park Conservation Area Appraisal and Management Strategy 2009.

The proposed roof extension would not sit in front or alongside any adjoining windows or terraces and it would not result in any loss of outlook or light from any neighbouring rooms or gardens. The dormer windows would not give rise to overlooking concerns due to the distance from neighbouring properties. Due to the nature of the external works, it is considered that the proposal would not result in any harm to amenities of neighbouring occupiers and therefore complies with Policy A1 of the Camden Local Plan.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 It is also proposed to remove the render from the first floor of the property at the front in order to reveal the original brickwork whilst retaining the render at ground floor and to the first-floor bay window. The majority of the properties in the streetscene do not have rendered frontages and it is considered that this proposal would be in keeping with the appearance of the conservation area.

Minor alterations, including raising the ground level by 270mm, are proposed at the rear. The alterations would not harm the appearance of the site or the amenity of any neighbouring occupiers.

No objections were received prior to the determination of this application. Dartmouth Park CAAC and Dartmouth Park Neighbourhood Forum were consulted but did not comment.

The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy DC2 of the Dartmouth

Park Neighbourhood Plan 2020. The proposed development also accords with the The London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 5 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.

## 6 Biodiversity Net Gain (BNG)

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 the planning permission is a minor application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

#### + 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