

Application ref: 2024/4557/P  
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Date: 16 December 2024

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

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ROAR Architects  
2nd floor, Mezzanine  
8-11 St. John's Lane  
London  
EC1M 4BF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Alma Street**  
**London**  
**NW5 3DJ**

Proposal:  
Erection of full width ground floor rear extension and part width first floor rear extension, installation of PV panels and rooflights to main roof and front parapet, and alterations to windows.

Drawing Nos:  
Site Location Plan, X050, X100, X101, X102, X103, X200, X201, X300, X301, P100, P101, P102, P103, P200, P300, P301, P050, P201, Design and Access Statement (prepared by ROAR, dated October 2024), Lindum Sedum Mat details, Lindum Green Roof Maintenance Plan, Daylight & Sunlight Assessment (prepared by Fortress Assessments).

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:

Site Location Plan, X050, X100, X101, X102, X103, X200, X201, X300, X301, P100, P101, P102, P103, P200, P300, P301, P050, P201, Design and Access Statement (prepared by ROAR, dated October 2024), Lindum Sedum Mat details, Lindum Green Roof Maintenance Plan, Daylight & Sunlight Assessment (prepared by Fortress Assessments).

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 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the ground floor rear 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 involves the erection of a full width single storey ground floor rear extension, a part width single storey rear extension at first floor, PV panels and rooflights in the valley roof, and minor alterations to the window surrounds on the front elevation.

The rear extension would essentially infill the space between the existing single storey rear extension and the boundary wall with no. 8. It would not project beyond the depth of the current rear projection. This would be in line with similar ground floor rear extensions that have been granted along the terrace recently,

notably at no.8 in 2023 (under ref. 2023/1972/P). The ground floor extension would still allow for an acceptable amount of outside amenity space and would retain subordination to the host building. The first-floor extension would be part width with a dual pitched roof and there is existing precedent for part width extensions along the terrace in this location, so the extension would not be out of keeping with the pattern of rear development. Both extensions would be constructed using appropriate materials for the conservation area, with brick, a timber window at first floor, and slate on the dual pitched roof. Given the character of rear extensions along the terrace, the extensions are acceptable in this instance.

The rooflights and PV panels within the valley roof would be flush to the roofslopes and would be hidden behind the front parapet in views from the street. Rooflights and PV panels are not uncommon in the valley roofs along the terrace.

The alterations to the front, including the reinstatement of the window and door surrounds, would be in keeping with the prevailing appearance of front elevations along the terrace, which feature detailed and more ornate surrounds which are likely to be original.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The infill extension at ground floor would not significantly impact upon daylight and sunlight at neighbouring properties given no. 8 has a similar depth rear projection. The first-floor extension would exceed the 45-degree line on both plan and elevation at the upper ground floor window at neighbouring no. 10. As such, a daylight/sunlight report has been submitted, which demonstrates that the proposed daylight and sunlight impacts would be in accordance with BRE guidelines, when assessed using Vertical Sky Component and Annual Probable Sunlight Hours. The first floor extension would not significantly impact on neighbouring amenity in other ways, including privacy and outlook.

A green roof is proposed on the flat roof of the ground floor rear extension. Details have been submitted, which show that the roof would have an appropriate mix of species (suitable for drought conditions), and an adequate substrate depth to allow the plants to grow. A maintenance plan has also been submitted which is suitable and would ensure the long-term sustainability of the roof. A compliance condition is attached to ensure that the roof is installed and fully maintained.

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 A1, A3, CC1, D1, and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National

## Planning Policy Framework 2024.

- 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](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.

- 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 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).

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-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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer