

Application ref: 2024/5329/P  
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**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/planning](http://www.camden.gov.uk/planning)

House of Design Architects  
13 Prince of Wales Terrace  
London  
W8 5PG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2 St Paul's Crescent  
London  
NW1 9XS**

Proposal: Demolition of existing lower ground floor rear extension; erection of single-storey lower ground floor rear and side infill extensions; refurbishment works to front garden and boundary wall.

Drawing Nos: 0001 P2, 0002 P2, 0003 P2, 0004 P2, 0011 P2, 0101 P2, 0102 P2, 0201 P2, 0202 P2, 0501 P2, 0502 P2, 0601 P2, 0602 P2, 0701 P2, 0702 P2, 1001 P2, 1002 P2, 1005 P2, 1101 P2, 1102 P2, 1201 P2, 1202 P2; Design, Access and Heritage Statement (prepared by House of Design Architects, dated November 2024); Tree Survey, Arboricultural Implications Assessment & Method Statement (prepared by Indigo Surveys, dated 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:

0001 P2, 0002 P2, 0003 P2, 0004 P2, 0011 P2, 0101 P2, 0102 P2, 0201 P2, 0202 P2, 0501 P2, 0502 P2, 0601 P2, 0602 P2, 0701 P2, 0702 P2, 1001 P2, 1002 P2, 1005 P2, 1101 P2, 1102 P2, 1201 P2, 1202 P2; Design, Access and Heritage Statement (prepared by House of Design Architects, dated November 2024); Tree Survey, Arboricultural Implications Assessment & Method Statement (prepared by Indigo Surveys, dated 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 in the area indicated on the approved roof plan 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 manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement" by Indigo Surveys dated November 2024 ref. 241909/AIA/A2. All trees on the site, or parts of trees grow from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in

accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 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, and shall include details of at least one single-stemmed tree of a species, size and location to be agreed with the council's tree and landscape officer. 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, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 7 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] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. 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, D1, and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The existing lower ground floor rear extension is of modern construction, being approved in 1973. Thus, its removal is considered acceptable and will not unduly impact the character of the host building nor that of the wider Conservation Area.

The proposed single-storey rear extension is considered represent a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would encompass a similar footprint to the existing half-width extension and would include an area along the northeast boundary with 23 Marquis Road. The lower ground floor bay window feature would be substantially retained, which will ensure that defining elements of the historic rear elevation are maintained.

Although the design of the extension is modern and curvilinear in form, the proposed use of steel, tile, and curved glass will complement the historic character of the host dwelling while allowing the extension to remain legible as a modern addition.

The existing roof terrace at upper ground floor level would be reinstated on top of the new extension, and a metal balustrade installed. The area of the terrace will not substantially increase, thus limiting any future impacts on neighbouring amenity.

Many properties along this side of St Paul's Crescent feature single-storey rear extensions at lower ground floor level, similar to the one currently proposed. Therefore, the rear extension is not considered to cause harm to the character of the surrounding Conservation Area given its limited visibility from the public realm and the prevalence of similar sized extensions to neighbouring properties in the street.

Along the side elevation, the existing pedestrian walkway will be infilled with a single-storey extension running the entire length of the building. It is considered represent a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. Only a small portion of the extension would be visible from the street, thus would have limited impact on the wider Conservation Area.

The extension would feature a matching brick facade with false window, adding subtle detail to the front elevation. A coping stone would surround the flat roof, which would be finished with a green roof to improve biodiversity and water abatement on the site. Details of the green roof will be secured by condition.

Works to the front garden include the reinstatement of the masonry boundary wall and piers to the front garden and recladding the front steps with bull nosed stone treads. These works are considered minor in scope and scale and will not impact the historic character of the host building or wider Conservation Area.

The proposal involves the removal of one tree, a category C (low quality) apple tree in the rear garden in order to facilitate the rear extension. The tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the Conservation Area. The impact of the proposal on trees to be retained will be of an acceptable level, and the tree protection details are considered sufficient to demonstrate the trees to be retained will be adequately protected in accordance with BS5837:2012.

The submitted landscaping plan shows one replacement tree which is multi-stemmed. A single-stemmed tree is preferable, as single-stemmed tree is proposed for removal and single stemmed trees often achieve a larger ultimate size than multi-stemmed trees. Details of the replacement single stemmed tree will be secured by condition.

## 2 Reasons for granting permission con't.

The proposed extensions would be flanked on one side by the existing brick boundary wall and its overall, size, height and depth are not considered to cause harm to the amenity of the neighbouring residents in terms of loss of light or outlook. Similarly, the reinstatement of the roof terrace would have the same outlook as the existing terrace and would not exacerbate current levels of overlooking as a result.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the Camden Square 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.

As such, the proposal is in general accordance with Policies A1, A2, A3, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2024.

- 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 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 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.
- 6 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.

## 7 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).

## 8 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer