

Application ref: 2024/4626/P  
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Date: 21 January 2025

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

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Dimensions- Planning&Architecture  
Unit 7  
Hawthorn Business Park  
165 Granville Road  
London  
NW2 2AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**97 Fordwych Road**  
**London**  
**Camden**  
**NW2 3TL**

Proposal:  
Erection of first floor rear lean-to extension.

Drawing Nos: Existing Ground Floor Plan: EX -P001, Existing First Floor Plan: EX -P002, Existing Second Floor Plan: EX -P003, Existing Loft Floor Plan: EX -P004, Existing Roof Plan: EX -P005, Existing Front Elevation: EX -E001, Existing Rear Elevation: EX -E002, Existing Side Elevation 1: EX -E003, Existing Side Elevation 2: EX -E004, Existing Section AA: EX -S001, Existing Section BB: EX -S002 Site Location Plan; PR-L001, Front Elevation (SW); PR-E001 (Rev A), Rear Elevation (NE); PR-E002 (Rev A), Proposed First Floor Plan; PR-P002 (Rev A), Proposed Second Floor Plan; PR-P003 (Rev A), Proposed Loft Floor Plan; PR-P004 (Rev A), Proposed Roof plan; PR-P005 (Rev A), Proposed Side Elevation (NW); PR-E003 (Rev A), Proposed Side Elevation (SE); PR-E004 (Rev A), Proposed Section AA; PR-S001, Proposed Section BB; PR-S002 (Rev A); Design and Access Statement, Fire Safety Strategy,

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;

Design and Access Statement, Fire Safety Strategy, Site Location Plan; PR-L001, Front Elevation (SW); PR-E001 (Rev A), Rear Elevation (NE); PR-E002 (Rev A), Proposed First Floor Plan; PR-P002 (Rev A), Proposed Second Floor Plan; PR-P003 (Rev A), Proposed Loft Floor Plan; PR-P004 (Rev A), Proposed Roof plan; PR-P005 (Rev A), Proposed Side Elevation (NW); PR-E003 (Rev A), Proposed Side Elevation (SE); PR-E004 (Rev A), Proposed Section AA; PR-S001, Proposed Section BB; PR-S002 (Rev A)

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a rear single storey 1st floor lean-to extension.

The application site consists of a four storey semi-detached dwelling presently separated into 10 separate units including two units with shared facilities. The site is not within a Conservation Area. It is within the Fortune Green and West Hampstead Neighbourhood Plan area.

The erection of the rear extension is considered acceptable, as it is of a suitable design and scale, and is not considered to be a dominant addition to the building but subservient to the existing building as a result of it remaining a storey below the eaves and only part-width. The rear extension at 1st floor is of a scale, and detailed design that is inkeeping with the existing dwelling, and thus would be in keeping within the surrounding neighbouring setting. The materials include brickwork to match the existing, and timber framed windows, which are considered acceptable for use on the building given it matches the materiality of the existing building and the context of the wider area. The proposal is considered not to have a significant impact on the character of the host dwelling or the appearance of the surrounding area. The proposal given

its scale, and siting it is not considered to create any new impacts to neighbouring residential amenity with regards to overshadowing, overlooking or overbearance.

The proposal would add an additional 10sqm floorspace to an existing sub-standard self-contained unit of 25sqm which is a welcomed. Whilst not bringing it entirely up to the space standard of 37sqm, it would be a significant improvement.

One objection was received following statutory consultation but relates to another application for loft extensions at the property (ref. 2024/4626/P) and will be taken into consideration in the determination of that application.

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 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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.

Based on the information available, 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).

- 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 the postdevelopment value of the onsite habitat, or 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer