

Application ref: 2024/5525/P  
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Date: 4 February 2025

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

Phone: 020 7974 4444

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Martins Camisuli Architects  
Unit1, 2a Oakford road  
London  
NW5 1AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**43 Twisden Road**  
**London**  
**NW5 1DL**

Proposal: Installation of dormer window to rear roofslope, alterations to ground floor extension and installation of skylights to front and rear roof slopes and first floor outrigger.

Drawing Nos: Design and Access Statement Rev A, MC/237(02)\_01, MC/237(02)\_02, MC/237(02)\_03, MC/237(02)\_04, MC/237(02)\_05, MC/237(02)\_06, MC/237(02)\_07, MC/237(02)\_08, MC/237(01)\_01, MC/237(01)\_02, MC/237(01)\_03, MC/237(01)\_04, MC/237(01)\_05, MC/237(01)\_06, MC/237(01)\_07, MC/237(01)\_08, Location Plan 1:1250.

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 Rev A, MC/237(02)\_01, MC/237(02)\_02, MC/237(02)\_03, MC/237(02)\_04, MC/237(02)\_05, MC/237(02)\_06, MC/237(02)\_07, MC/237(02)\_08, MC/237(01)\_01, MC/237(01)\_02, MC/237(01)\_03, MC/237(01)\_04, MC/237(01)\_05, MC/237(01)\_06, MC/237(01)\_07, MC/237(01)\_08, Location Plan 1:1250.

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 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 4 The proposed roof lights as shown in drawings 'MC/237(02)\_08 and MC/237(02)\_05' shall be of a conservation style. These shall be permanently retained as such thereafter.

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 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of a dormer window to rear roof slope, alterations to the existing ground floor extension and skylights to the front and rear roof slopes and the rear outrigger. The property is a three storey mid-terrace dwelling. It is located within the Dartmouth Park conservation area but is not listed.

It is proposed to erect a dormer window to the rear roof slope, the dormer would be set down approximately 0.1m from the ridge height of the property and set back 0.8m from the eaves and would be set in 0.5m from the side boundary with No. 41. The dormer would measure approximately 1.5m wide, 1.7m high and 3.0m deep. It would be finished in tiles to match the existing roof with a lead flat roof and timber window. The dormer window would be similar in design and appearance to the neighbouring dormer window at 41. The proposed rooflights to the front and rear would be in a conservation style and will be conditioned as such. Likewise, the new skylight to the outrigger would be set behind the existing parapet and would not be highly visible.

At the rear of the property is a two-storey outrigger and adjacent to it is an existing single storey rear extension with a glazed rear wall. It is proposed to

replace this glazed rear wall with a solid wall with a doorway in order to upgrade the single storey extension and enlarge the kitchen of the property. The single storey extension will be level with the rear wall of the outrigger as per the current extension and on the same footprint, and similar height. It is not considered that the proposal will introduce any additional impact on the surrounding amenity or the wider conservation area.

The neighbouring property at 41 already benefits from a rear dormer window. The dormer's siting, design and scale ensure that it does not appear as a dominant addition at roof level and would not appear out of place in the streetscene or conservation area 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 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

The proposed dormer window, refurbished rear extension and new skylights would not result in loss of outlook or light to neighbouring properties given their location. The dormer window would not give rise to undue overlooking concerns due to its location set back from the eaves of the property. 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.

No objections were received prior to the determination of this application. A representation was received from a resident in Chetwynd Road regarding the need for an additional site notice advertising the application to be put up in Chetwynd Road, rather than just the initial site notice in Twisden Road. This was undertaken. 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.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. 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 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 the planning permission is a householder application within exemption threshold.

++ 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 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-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 centered on the page.

Daniel Pope  
Chief Planning Officer