

Application ref: 2024/5653/P  
Contact: Henry Yeung  
Tel: 020 7974 3127  
Email: Henry.Yeung@camden.gov.uk  
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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)

My-architect  
Unit Number 213  
The BusWorks  
North Road  
London  
N7 9DP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**31 Chetwynd Road  
London  
NW5 1BX**

Proposal: Agglomeration of two flats into a single dwellinghouse, including the erection of a ground floor side infill extension, the replacement of all existing windows and rear doors, and internal alterations.

Drawing Nos: Design and Access Statement; 526/01/500 Rev:P01 (Block Plan); 526/02/200 Rev:P01 (Existing and Proposed Front Elevation Plan); 526/02/201 Rev:P01 (Existing and Proposed Rear Elevation Plan); 526/02/202 Rev:P01 (Existing and Proposed Side Elevation Plan); 526/02/203 Rev:P01 (Existing Section); 526/02/204 Rev:P01 (Existing and Proposed Section); 526/02/205 Rev:P01 (Existing and Proposed Section); 526/02/206 Rev:P01 (Existing and Proposed Section); 526/02/400 Rev:P01 (Existing and Proposed Ground Floor Plan); 526/02/401 Rev:P01 (Existing and Proposed First Floor Plan); 526/02/402 Rev:P01 (Existing and Proposed Second Floor Plan); 526/02/403 Rev:P01 (Existing and Proposed Loft Plan); 526/02/404 Rev:P01 (Existing and Proposed Loft Plan);

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; 526/01/500 Rev:P01 (Block Plan); 526/02/200 Rev:P01 (Existing and Proposed Front Elevation Plan); 526/02/201 Rev:P01 (Existing and Proposed Rear Elevation Plan); 526/02/202 Rev:P01 (Existing and Proposed Side Elevation Plan); 526/02/203 Rev:P01 (Existing Section); 526/02/204 Rev:P01 (Existing and Proposed Section); 526/02/205 Rev:P01 (Existing and Proposed Section); 526/02/206 Rev:P01 (Existing and Proposed Section); 526/02/400 Rev:P01 (Existing and Proposed Ground Floor Plan); 526/02/401 Rev:P01 (Existing and Proposed First Floor Plan); 526/02/402 Rev:P01 (Existing and Proposed Second Floor Plan); 526/02/403 Rev:P01 (Existing and Proposed Loft Plan); 526/02/404 Rev:P01 (Existing and Proposed Loft Plan);

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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two-storey mid terrace property with single storey outrigger, located on the northern side of Chetwynd Road at No. 31 located within Dartmouth Park Conservation Area and Dartmouth Park Neighbourhood Plan area. The property has been subdivided into three flats (1 x 1-bedroom and 1 x 3-bedroom). The proposal involves converting two self-contained flats (ground floor flat and upper floor flat) into a dwelling, including the erection of an infill ground-floor extension and the replacement of existing windows.

Policy H3 of the Camden Local Plan seeks to resist development that results in the loss of two or more homes. In this case, the proposal would result in the loss of one home and is therefore not contrary to this policy.

At the rear, the proposed 3m deep single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host building and neighbouring properties. The proposed extension would infill the remaining width of the rear elevation at ground floor level. It would be similar in size to several neighbouring extensions along

Chetwynd Road (Nos 25 and 55). Due to the modest size of the proposed extension, it would be considered not to add significant bulk or massing and would be subordinate to the host property, as well as retaining a reasonably sized garden. The proposed extension would have limited public visibility due to the modest height and position. The proposed replacement of windows is like-for-like, and the provision of a rooflight in the roof of the extension and a replacement Juliet balcony at first floor is considered acceptable. The proposal is therefore considered to preserve the character and appearance of the conservation area.

Given the minor scope and scale of the proposed works and the location of the ground-floor rear extension, with modest eaves height of 2.3m, there would only be impact to the daylight of the neighbouring window at no. 33 during the late-afternoon. It is therefore considered that the development would not create any harmful impacts on neighbouring residential amenity in terms of loss of daylight/sunlight, outlook, or privacy.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to this decision. The planning history of the site was also taken into account during the decision-making process.

As such, the proposed development is in general accordance with Policies A1 (Managing the Impact of Development), D1 (Design), and D2 (Heritage) of the London Borough of Camden Local Plan 2017, as well as the Dartmouth Park Neighbourhood Plan (2020). The proposed development also complies with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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.

- 3 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.
- 4 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).

- 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 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).

7 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

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



Daniel Pope  
Chief Planning Officer