

Application ref: 2024/4590/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 19 February 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

penman| architects
25 Lexington Street
London
W1F 9AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**25 St Alban's Road
London
NW5 1RG**

Proposal:

Erection of part single, part two storey rear extension, formation of new rear and side dormers, associated works. Replacement of windows and roof tiles.

Drawing Nos: 6316_001; 6316_100_00; 6316_101_00; 6316_102_00; 6316_103_00;
6316_104_00; 6316_105_00; 6316_106_00; 6316_110_00; 6316_111_00;
6316_112_00; 6316_113_00; 6316_200_00; 6316_201_00; 6316_202_00;
6316_203_00; 6316_204_00; 6316_205_00; 6316_300_00; 6316_301_00;
6316_302_00; 6316_303_00; 6316_304_00; 6316_305_00; 6316_502_00

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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-

6316_001; 6316_100_00; 6316_101_00; 6316_102_00; 6316_103_00;
6316_104_00; 6316_105_00; 6316_106_00; 6316_110_00; 6316_111_00;
6316_112_00; 6316_113_00; 6316_200_00; 6316_201_00; 6316_202_00;
6316_203_00; 6316_204_00; 6316_205_00; 6316_300_00; 6316_301_00;
6316_302_00; 6316_303_00; 6316_304_00; 6316_305_00; 6316_502_00

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 and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informatives:

- 1 Reasons for granting permission:

The application site is located on the southern side of St. Albans Road and comprises a detached two-story dwelling. The site is within the Dartmouth Park Conservation Area and is identified as a positive contributor.

The proposed scope of works has been amended to omit a previously proposed side extension, side dormer and the rear dormer has been reduced in size and material changed so that it would be more in keeping with the host property. The applicant now seeks a part single, part two storey rear extension, south and western dormers, alterations to the existing windows, new access door to the eastern elevation a new timber deck area located at the back of the rear garden and the lowering of the internal ground level by 0.45m.

The rear extension is full width on the ground floor and would infill the staggered rear elevation, this would project 1m in depth on the ground floor and 1.5m on the first floor. It has been sized, designed and located appropriately such that it would preserve the character and appearance of the host building and surrounding area. It is subordinate in size, would not be visible from the public realm and sufficient garden space would be retained. The proposed material and design of the rear extension are proposed to match the existing and would be considered acceptable and would be sympathetic to the host property and wider conservation area.

Rear and side dormers are proposed which will sit below the main roof ridge and set back from the main roof eaves by some distance. The size of the two dormers are considered modest and will not be over-dominant to the existing roof. Three conservation style rooflights are proposed, two on the east roof slope and one on the proposed side dormer, and they are also considered an

acceptable addition in terms of their siting and scale. Similar rear dormers present along this part of St. Albans Road along with more traditional side dormers such as at nos. 29, 30 and 32 St. Albans Road and therefore, the proposed dormers are considered acceptable and will preserve the appearance and character of the host building and the surrounding development.

The proposed replacement windows on the northern and eastern elevations are acceptable, as they would be the same style as those in which they would replace. Window sections were submitted showing that the integral glazing bars would be replicated. The proposed rear elevation windows will not be of a similar style however the polycarbonate finish is an acceptable material and these alterations are considered to be in located to the rear of the property which is regarded to not cause harm to the host property or the wider conservation area.

Overall, it is considered that the proposed development would preserve the character and appearance of the host building and 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, privacy or sense of enclosure.

No objections have been received prior to making this decision. The Dartmouth Park CAAC and Dartmouth Park Neighbourhood Forum were consulted but did not have any comments. 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 DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020; and A1, D1 and D2 of the London Borough of Camden Local Plan 2017. 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) 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 application 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 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



Daniel Pope
Chief Planning Officer