

Application ref: 2025/0047/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 4 March 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

JPB ARCHITECTS
Brook House
54a Cowley Mill Road
Uxbridge
UB8 2FX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45 Chalcot Road
London
NW1 8LS

Proposal: The proposed amalgamation of one 1-bedroom 2 person and one 2-bedroom 3-person dwelling into one 3-bedroom 5-person family dwelling, and replacement glazed doors to rear elevation.

Drawing Nos: 100, 101, 110, 115, 210 rev B, 215 rev A, Design / Access & Heritage Statement dated December 2024, Fire Safety Statement dated December 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: 100, 101, 110, 115, 210 rev B, 215 rev A, Design / Access & Heritage Statement dated December 2024, Fire Safety Statement

dated December 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current residential units consist of a one-bedroom dwelling on the first floor and a two-bedroom dwelling on the second and third floors. This application seeks to amalgamate the two flats. The amalgamation of two existing units to form a single dwellinghouse would result in the net loss of one residential unit. Policy H3 of the Camden Local Plan states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit, the proposal would not be contrary to Local Plan Policy H3.

Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case in with proposal. No loss of residential floorspace is proposed. The proposed dwelling would provide a good standard of accommodation for current and future occupiers.

The proposal initially included the replacement of the two pairs of glazed doors on the rear elevation at first-floor with bi-fold doors on to the roof terrace. The roof terrace is considered lawful due to the passing of time, Council records show it has been there for over ten years. Along the rear of the terrace, there is a clear verticality to the fenestration at first and second floor level that is visible from the surrounding properties and characteristic of this part of the Conservation Area. The introduction of bi-fold doors was opposed by the Council as it would interrupt this historic rhythm. For this reason, the scheme has been revised to omit the bi-fold doors and instead increase the height of the existing pairs of double doors to match with those of the neighbours either side. The brick lintel detail would be reinstated above the new pairs of doors. This alteration is considered acceptable, the development would preserve the character and appearance of the Conservation Area.

The Primrose Hill CAAC have commented, recognising that it is unfortunate to lose smaller more affordable housing units but noting that Camden policy allows the loss of one unit to amalgamation as is proposed here. The CAAC

also request a condition to ensure that the flat roof of the ground floor to the rear is not used as a roof terrace without a further planning consent. The roof terrace to the rear already exists, between two similar roof terraces, with existing mutual risk of overlooking and noise from each adjacent neighbour. The requested condition is not considered to relate directly to the permission sought and therefore will not be attached in this instance. No other consultation responses were received.

Due to the nature of the proposed changes, the works are not considered likely to cause material harm to neighbouring amenity. Overall, no significant negative impact on neighbouring amenity is expected from the proposed works in terms of loss of daylight, sunlight, privacy, or outlook. The scheme is thus considered to be in accordance with Policy A1 of the Local Plan.

Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

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.

- 2 The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the 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 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.
- 5 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.

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

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