

Application ref: 2024/5683/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 5 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

Beasley Dickson Architects
12-20, Baron Street
1st Floor
London
N1 9LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**16 Nassington Road
London
NW3 2UD**

Proposal:

Erection of a replacement single storey ground floor rear extension, erection of a rear dormer, roof alterations including replacement and addition of rooflights, installation of metal railings to existing first floor rear terrace, and fenestration alterations to front, side and rear elevations.

Drawing Nos: 103_05, 103_SLP, 103_PL000, 103_PL001, 103_PL002, 103_PL003, 103_PL004, 103_PL005, 103_PL006, 103_PL007, 103_PL008, 103_PL010, 103_PL011, 103_PL012, 103_PL013, 103_PL1000, 103_PL1001, 103_PL1002, 103_PL1003, 103_PL100, 103_PL101, 103_PL102, 103_PL103, 103_PL104, 103_PL105, 103_PL106, 103_PL107, 103_PL108, 103_PL111, 103_PL112, 103_PL113, 103_PL114, 103_DAS, 103_HS, 103_PS, 103_TPM, 103_GF

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:

103_05, 103_SLP, 103_PL000, 103_PL001, 103_PL002, 103_PL003, 103_PL004, 103_PL005, 103_PL006, 103_PL007, 103_PL008, 103_PL010, 103_PL011, 103_PL012, 103_PL013, 103_PL1000, 103_PL1001, 103_PL1002, 103_PL1003, 103_PL100, 103_PL101, 103_PL102, 103_PL103, 103_PL104, 103_PL105, 103_PL106, 103_PL107, 103_PL108, 103_PL111, 103_PL112, 103_PL113, 103_PL114, 103_DAS, 103_HS, 103_PS, 103_TPM, 103_GF

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 DH1 and DH2 of Hampstead Neighbourhood Plan 2018.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy NE2 of the Hampstead Neighbourhood Plan 2018.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policy NE2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

1 Reasons for granting permission.

The application site, 16 Nassington Road, is a five-storey semi-detached Victorian house located on the northern side of Nassington Road. It is set back from the street behind a brick wall, with its front elevation facing south and the rear garden extending northward. The host building is neither listed nor locally listed but is situated within the South Hill Park Conservation Area and Hampstead neighbourhood Plan area. The proposal involves the erection of a single-storey ground floor rear extension replacing the existing, the erection of a rear dormer, roof alterations including replacement and addition of rooflights, erection of metal railings to the existing first-floor rear terrace, and fenestration alterations to the front, side, and rear elevations.

Single-Storey Ground Floor Rear Extension:

The proposed single-storey rear extension will replace the existing extension, maintaining a similar footprint and design to minimize the impact on the existing garden space. The extension would be constructed using brickwork to match the host property, maintaining architectural consistency. The depth and width of the extension are relatively large but it would broadly maintain the scale of the existing extension and align with scale of some neighbouring properties' extensions. It would preserve the character and appearance of the conservation area.

Rear Dormer:

The proposed rear dormer will feature a flat roof and materials that match the existing building. Positioned to the rear of the property, it would be set back more than 0.5 meters from the parapet. Its proportions and location would ensure it is subordinate to the main building and does not obscure or dominate the roofline. The dormer is designed to harmonize with the traditional roof structures in the area, ensuring compatibility with the surrounding context and making it a suitable addition to the property.

Roof Alterations and Rooflights:

The roof alterations include the addition of rooflights to both the rear and front elevations, which are appropriately scaled for the host building. The proposed rooflights would not significantly alter the roofline or detract from the overall appearance of the property. Their positions and sizes are designed to preserve the character and appearance of the building, ensuring that the development would not negatively impact the wider conservation area.

Metal Railings to First-Floor Rear Terrace:

The proposal includes the installation of metal railings to enclose the existing first-floor rear terrace. The railings will complement the architecture of the building and provide privacy and security for the terrace. Given their location at the rear of the property, the railings will have minimal visual impact on the streetscape and the conservation area.

Fenestration Alterations:

The fenestration alterations involve the replacement of existing windows with new ones that reflect the original design and materials of the property. The changes would not significantly affect the character of the building or its setting within the conservation area, preserving the visual integrity of the property.

Impact on Neighbouring Properties and Amenity:

The proposed works are not expected to cause significant harm to neighbouring properties regarding overlooking, loss of privacy, daylight/sunlight, or outlook. No new side windows are proposed, thus preventing overlooking concerns. The rear dormer and roof alterations are positioned to minimize any impact on neighbouring amenity.

2 Trees

There are no trees proposed for removal to facilitate the development. A tree protection document has been submitted; however, it does not fully comply with the requirements of BS5837:2012. Despite this, it is considered highly likely that the development can proceed with adequate tree protection measures in place and so a condition requiring tree protection details is attached. A green roof is proposed and details will be secured by condition.

Conservation Area Considerations:

The development is located within a conservation area, and special consideration has been given to preserving or enhancing the character and appearance of the area, as required under Section 72 of the Listed Buildings and Conservation Areas Act 1990. The proposed works are considered to be in keeping with the character of the surrounding area, with appropriate materials and design that will not cause harm to the visual or architectural integrity of the conservation area.

The proposal is generally in accordance with the Policies A1, A2, A3, D1, D2, G1, CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017, DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021, and the National Planning Policy Framework 2024.

- 3 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.

- 4 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.
- 5 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).
- 6 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.
- 7 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).

8

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-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer