

Application ref: 2025/0177/P  
Contact: Connie Marinetto  
Tel: 020 7974 8012  
Email: [connie.marinetto@camden.gov.uk](mailto:connie.marinetto@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)

Abracad Architects  
The Atrium Broad Lane  
Bracknell  
RG12 9BX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**93 Savernake Road  
London  
NW3 2LG**

Proposal:

Erection of ground floor rear extension; installation of dormer and rooflight to rear; installation of 2x rooflights to front; creation of terrace to first floor flat roof with metal railings; replacement of second floor window with door; and replacement of all front windows.

Drawing Nos:

MAT/01, MAT/02, MAT/03 (Rev A), MAT/04 (Rev B), Site Location Plan, Design and Access Statement (dated January 2025).

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:

MAT/01, MAT/02, MAT/03 (Rev A), MAT/04 (Rev B), Site Location Plan, Design and Access Statement (dated January 2025).

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 proposal seeks permission for the erection of a ground floor rear extension, the installation of a dormer and rooflight to the rear roof, 2x rooflights to front roof, metal railings around the first floor flat roof to create roof terrace, replacement of the second floor window with a door, and replacement of all front windows. The site is within the Mansfield Conservation Area and is not listed.

The proposed rear ground floor extension will form a wraparound extension, with additions to the rear and side of the existing return forming a full-width extension. The surrounding properties have been substantially developed at ground floor rear level and therefore the proposal is consistent with the established pattern of development in the area. The depth, form, and height of the proposed rear extension would be subservient to the host property and neighbours, as well as match closely to the rear extensions constructed at the neighbouring properties, including at no.91 and no.95. It is considered that the extension is of a modest scale and would retain a reasonably sized garden and not result in a perceptible loss of openness, including in any limited public views from Roderick Road or Shirlock Road. In line with the Mansfield Conservation Area statement guidance, the extension would not diverge significantly from the historic pattern of rear extensions. The extension will be constructed from brick to match the existing building and feature a flat roof, 5 x roof lights and grey aluminium doors. As such, the proposed extension is considered to complement the property's character and appearance.

One objection was raised by the occupant of the ground floor flat at no. 95, who expressed concerns that part of the extension would extend the wall facing their lightwell by 1m, reducing light to their kitchen window. The window in question is directly opposite the existing wall. Adjacent to this, the objector built a wall, approved under application (2023/2777/P), to accommodate their side extension. The proposed extension would increase the height of the side

wall so that it matches the height of the neighbouring wall, including the lower section up to the face of the property. The increased height of the side wall would still be less than 25 degrees above the centre of the potentially affected window situated directly opposite, so it is considered that the works would be unlikely to have a significant impact. Additionally, it is noted that no.95's kitchen/extension benefits from substantial glazing to the rear and roof, ensuring that adequate natural light will continue to be available. Overall, the proposed extension is considered acceptable in terms of its design, scale, and materials and would not harm the character or appearance of the host property or the conservation area.

The proposed dormer to the rear roof slope is considered acceptable, as it is of a suitable design and scale, and is not a dominant addition to the building. The dormer will be clad in grey slate to match the roofing which is appropriate. There would be some public visibility, however the dormer would match the pattern of development to the rear roofslopes of this terrace. The Mansfield CAAC initially objected to the dormer, stating that it should be set back from the gutter and with a taller window with only the fascia above. The applicant revised the proposal accordingly, and the CAAC subsequently withdrew their objection. The dormer is therefore considered acceptable in design, scale and materials and would not harm the character or appearance of the host property of the conservation area.

The 1 x rooflight proposed to the rear roof slope and 2 x rooflights proposed to the front roof slope are acceptable in size and location. Rooflights are a common feature along Savernake Road and would not detract from the character or appearance of the building.

- 2 It is proposed to create a roof terrace to the flat roof at second floor level. Given the established presence of balconies and terraces at various levels along the street (including the immediately adjacent property at the same level), the proposal would be in keeping with the surrounding character. Black metal railings are proposed, which would match those at no.91 in both material and dimensions and are simple in design. The railings are therefore considered acceptable in design, scale, and materiality. The replacement of the existing rear first floor window with a door to allow access to the roof terrace is acceptable as it is of a modest size and will be white timber to match the existing window.

The existing black timber framed windows to the front elevation are to be replaced with white timber framed windows. This alteration is considered acceptable as they will match the existing material and will be an improvement to the existing windows.

The proposal would not harm the appearance of the building or its surroundings and is therefore considered acceptable in heritage terms. The proposal is considered to preserve the character and appearance of the Conservation Area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The proposal would not result in undue harm to the residential amenity of the

neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy. As noted, the impact on no.95 is acceptable and does not raise significant concerns, including in terms of light impact. With regards to the roof terrace, there is an existing terrace at no. 91 directly adjacent to the proposed terrace, as well as a number of existing roof terraces to the rear of the properties in this row. There will be some degree of mutual overlooking between neighbouring terraces, however due to the dense nature of the site and lack of clear opportunities for overlooking into habitable rooms (due to oblique angles), it is considered acceptable in this instance.

The planning history of the site and surrounding area were taken into account when coming to this decision. As noted previously, one objection was received from a neighbouring resident, whose concerns have been acknowledged and responded to. The Mansfield CAAC originally objected to the application but have since withdrawn this objection following revisions.

As such, the proposed development is in general accordance with policies 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.

- 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](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.

- 6 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.
- 7 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted 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.

Based on the information available this permission will not require the approval of a BGP before development because it is a householder application.

Summary of statutory exemptions for biodiversity gain condition:

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:
  - 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 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 the post-development value of the onsite habitat, or 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