

Application ref: 2024/5476/P
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Date: 7 March 2025

Development Management
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Akita Komar Architects
87 Forest Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 St John's Wood Park
London
NW8 6QS**

Proposal:

Rear extensions at the ground floor, first floor and second floor levels and hip-to-gable roof enlargement, terrace at first floor, with rear dormer with juliet balconies.

Drawing Nos: Design and Access Statement dated 05/12/2024; A_2JWP_EX_100;
A_2JWP_EX_101; A_2JWP_EX_102; A_2JWP_EX_103; A_2JWP_EX_104;
A_2JWP_EX_105; A_2JWP_EX_106; A_2JWP_HP1_PR_200;
A_2JWP_HP1_PR_201A; A_2JWP_HP1_PR_202; A_2JWP_HP1_PR_203A;
A_2JWP_HP1_PR_204A; A_2JWP_HP1_PR_205A; A_2JWP_HP1_PR_206

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 dated 05/12/2024; A_2JWP_EX_100;
A_2JWP_EX_101; A_2JWP_EX_102; A_2JWP_EX_103; A_2JWP_EX_104;
A_2JWP_EX_105; A_2JWP_EX_106; A_2JWP_HP1_PR_200;
A_2JWP_HP1_PR_201A; A_2JWP_HP1_PR_202; A_2JWP_HP1_PR_203A;
A_2JWP_HP1_PR_204A; A_2JWP_HP1_PR_205A; A_2JWP_HP1_PR_206

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The applicant proposes altering the existing roof to make a more usable floor area by way of a hip to gable extension, rear dormer, a three storey rear extension and a rear terrace on top of the proposed ground floor extension. The proposed rear extension would project 3m in depth on ground floor, 1.5m on first floor and 1.4m on the new second floor level is considered subordinate in scale to the host dwelling and would project approximately 0.5m deeper than the neighbouring rear extension at No. 1 St John's Wood Park. There are existing first floor rear terraces at neighbouring properties, notably No.5 St Johns Wood Park. At its proposed depth, it would have limited visibility and minimal impact on surrounding area. Whilst all development has some impact, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of natural light, light spill or loss of privacy or outlook.

The proposed dormer is similar in design to the one approved under application ref 2024/5477/P. Whilst the proposed rear dormer will occupy the entire width of the rear roof slope, the overall massing of the proposed rear dormer and proposed hip to gable roof is not considered overly excessive and there will be some set-back distance (approx. 0.28m) between the dormer and the rear parapet to maintain subservience. The proposed materials of the rear dormer will be slate tiles to match the existing main roof. These are considered to be sympathetic to the appearance and character of the host building and surrounding properties. Overall, the proposal is considered not to detract from the appearance and character of the host dwelling and the surrounding development.

Following officer advice, the installation of screenings on the proposed terrace to ensure neighbour privacy.

In terms of neighbouring amenity, the proposed rear dormer, hip to gable roof extension or rear extension is unlikely to result in any significant impacts on the natural light or outlook at the neighbouring properties given its size, siting and design. There would be no more significant overlooking when compared to the existing arrangement and there should be no undue overshadowing or overbearing effects on any neighbouring rooms or gardens. Overall, the proposal would not result in any undue increase in amenity impact in terms of loss of light, outlook or privacy.

The installation of the roof lights are considered to be acceptable in terms of their appearance.

The new side facing windows would be obscurely glazed and fixed shut to prevent unreasonable levels of overlooking.

No objections have been received following consultation prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer