

Application ref: 2025/0368/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**30 St Mark's Crescent
London
Camden
NW1 7TU**

Proposal:

Replacement of fenestration/doors to the lower ground floor rear terrace and remodel planters.

Drawing Nos: 24002 PL00 001, 24002 PL00 010, 24002 PL00 099, 24002 PL00 100, 24002 PL00 101, 24002 PL00 102, 24002 PL00 103, 24002 PL00 200, 24002 PL00 24002 PL00 201, 24002 PL00 202, 24002 PL20 010 Rev A, 24002 PL20 099 Rev A, 24002 PL20 100 Rev A, 24002 PL20 101, 24002 PL20 102, 24002 PL20 103, 24002 PL20 200, 24002 PL20 201 Rev A, 24002 PL20 24002 PL20 202 Rev A, 24002 PL10 099, 24002 PL10 201, Design and Access Statement.

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: 24002 PL00 001, 24002 PL00 010, 24002 PL00 099, 24002 PL00 100, 24002 PL00 101, 24002 PL00 102, 24002 PL00 103, 24002 PL00 200, 24002 PL00 24002 PL00 201, 24002 PL00 202, 24002 PL20 010 Rev A, 24002 PL20 099 Rev A, 24002 PL20 100 Rev A, 24002 PL20 101, 24002 PL20 102, 24002 PL20 103, 24002 PL20 200, 24002 PL20 201 Rev A, 24002 PL20 24002 PL20 202 Rev A, 24002 PL10 099, 24002 PL10 201, Design and Access Statement.

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 involves the replacement of fenestration/doors to the lower ground floor rear terrace and remodel the planters in the rear garden. The property is a four-storey end of terrace dwelling, it is not listed but it is within the Primrose Hill conservation area. The details of the rear extension including the existing doorway/opening were granted under planning permission 2013/5039/P.

It is proposed to replace the doors and glazed surround that open out into the garden at lower ground floor. The opening will remain the same size, but the door design will change. The existing large panelled glazed doors and side windows will be replaced with black powder coated aluminium crittal style double doors and framed glazed surround. The colour and material match that of the existing and only the design and reduced size of the doors are altered.

It is also proposed to undertake landscaping works to the rear garden including the creation of concrete planters in order to increase the terraced area and landscape the garden. The landscaping will result in an increased area of soft landscaping within the garden and will therefore result in an increased potential for encouraging biodiversity in the area.

The proposal's location, materials, and design ensure that it does not appear detrimental to the character and appearance of the rear of the property. The design of the proposal is therefore considered to not impact on the character and appearance of the conservation area in this end of terrace location at lower ground floor level to the rear of the property.

There are no works proposed to the other floors or the front or side elevations of the property.

Due to the nature of the external works, it is considered that the proposals would not result in any undue harm to the amenities of neighbouring occupiers.

No objections were received prior to the determination of this application. Primrose Hill CAAC were both notified but did not object. They did comment that the drainage should be sustainable due to the climate emergency. Following this comment the applicant stated that currently the area is hard paved and all water moves into the floor drains and is pumped to the street public sewer. This proposal is for a 50% reduction in the hard surfaces with soft landscaping which would then result in the garden drainage being more sustainable than the existing arrangement.

The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the 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)

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 is begun because the planning permission is a householder application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

6 + 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer