

Application ref: 2023/5480/P
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Date: 13 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Firstplan
Broadwall House 21
Broadwall
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**133 Haverstock Hill
London
NW3 4RU**

Proposal: Demolition of existing rear extension and erection of replacement extension at upper ground level. Replacement of shed with outbuilding to rear garden. Various external changes including fenestration alterations, works to front boundary, and landscaping. Installation of Air Source Heat Pumps to rear garden.

Drawing Nos:

Existing: 312_01_01 (Site Plan); 312_01_02 (Garden Plan); 312_01_09 (LGF Plan); 312_01_10 (GF Plan); 312_01_11 (1F Plan); 312_01_12 (2F Plan); 312_01_13 (Roof Plan); 312_01_20 (Section AA); 312_01_21 (Section BB); 312_01_30 (Street Elevation); 312_01_31 (Front and Rear Elevations); 312_01_32 (North Elevation); 312_01_33 (South Elevation); 312_01_65 (Front Boundary Details).

Proposed: Location Plan; 312_31_01 Rev I (Site Plan); 312_31_02 Rev I (Garden Plan - Ground); 312_31_03 Rev G (Garden Plan - Roof); 312_31_04 Rev A (Driveway Plan); 312_31_09 Rev D (LGF Plan); 312_31_10 Rev G (GF Plan); 312_31_11 Rev G (1F Plan); 312_31_12 Rev G (2F Plan); 312_31_13 Rev G (Roof Plan); 312_31_20 Rev D (Section AA); 312_31_21 Rev A (Section BB); 312_31_30 Rev F (Street Elevation); 312_31_31 Rev E (Front and Rear Elevations); 312_31_32 Rev E (North Elevation); 312_31_33 Rev E (South Elevation); 312_31_34 Rev E (Outbuilding Elevations); 312_31_60 Rev B (LGF Elevations 01); 312_31_61 Rev B (LGF Elevations 02); 312_31_62 Rev B (GF bi-fold doors); 312_31_63 Rev B (1F jib door);

312_31_64 Rev B (2F fireplaces); 312_31_65 Rev B (Front Boundary Details); 312_31_70 Rev A (Cornicing, Skirting, Architraves); 312_31_72 Rev C (Windows); 312_31_73 Rev E (Mechanical Heating).

Documents: Cover Letter (prepared by Firstplan, dated 28/12/2023); Design and Access Statement (prepared by Flower Michelin, dated 16/02/2024); Planning and Heritage Statement (prepared by Firstplan, dated December 2023); Noise Impact Assessment (prepared by ParkerJones Acoustics, dated 15/02/2024); Arboricultural Survey - Impact Assessment & Method Statement Report Rev C (prepared by Marcus Foster, dated February 2025); Damp Works Plan.

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:

Location Plan; 312_01_01; 312_01_02; 312_01_09; 312_01_10; 312_01_11; 312_01_12; 312_01_13; 312_01_20; 312_01_21; 312_01_30; 312_01_31; 312_01_32; 312_01_33; 312_01_65; 312_31_01 Rev I; 312_31_02 Rev I; 312_31_03 Rev G; 312_31_04 Rev A; 312_31_09 Rev D; 312_31_10 Rev G; 312_31_11 Rev G; 312_31_12 Rev G; 312_31_13 Rev G; 312_31_20 Rev D; 312_31_21 Rev A; 312_31_30 Rev F; 312_31_31 Rev E; 312_31_32 Rev E; 312_31_33 Rev E; 312_31_34 Rev E; 312_31_60 Rev B; 312_31_61 Rev B; 312_31_62 Rev B; 312_31_63 Rev B; 312_31_64 Rev B; 312_31_65 Rev B; 312_31_70 Rev A; 312_31_72 Rev C; 312_31_73 Rev E; Noise Impact Assessment (prepared by ParkerJones Acoustics, dated 15/02/2024); Arboricultural Survey - Impact Assessment & Method Statement Report Rev C (prepared by Marcus Foster, dated February 2025); Damp Works Plan.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of the external plant enclosure for the air source heat pumps (including colour and materials);
- b) Manufacturer's specification details of all facing materials for the outbuilding (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Notwithstanding any indication given on the approved plans, before the relevant part of the work is begun, full details of the following shall be submitted to and approved in writing by the local planning authority:

- a) Details including plan, coloured elevations, and sections at 1:10 of the proposed timber garden fence to the front garden, between properties no.133 and no.131;
- b) Details including plan, coloured elevations, and sections at 1:20 of the proposed front boundary gates, to ensure a lightweight and visually permeable addition to the building and surrounding area.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and to ensure views into the site and a legible frontage are maintained, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The raised boundary wall and new piers facing Haverstock Hill to the front of the property hereby permitted (as shown on drawing '312_31_30') shall be constructed of brickwork to match the existing boundary wall, with existing bricks to be retained and reused wherever possible.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any external 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" and shall include a full auditable schedule of site monitoring and supervision to be undertaken by the project arboriculturalist. 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.

- 8 Prior to the commencement of any external works on site, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, as well as details of at least three replacement trees. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 9 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 10 Before the relevant part of the work is begun, full details in respect of the living roof of the outbuilding in the area indicated on the approved roof plan (ref. 312_31_03 Rev G) shall be submitted to and approved by the local planning authority. The details shall include:

- a) a detailed scheme of maintenance;
- b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
- c) full details of planting species and density.

The living roof 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 A3, D1, D2, CC1, and CC2 of the London Borough of Camden Local Plan 2017.

- 11 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 133 Haverstock Hill.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse in accordance with policies H1, H6, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 14 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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.
- 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 You are advised that any works of alterations or upgrading not included on the approved drawings (such as changes to ducting for the ASHPs) or those which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 6 Biodiversity Net Gain (BNG) Informative 1 of 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.

Based on the information available, this will not require the approval of a BGP before development is begun because it is not major development and was submitted before 2 April 2024.

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).

7 Biodiversity Net Gain (BNG) Informative 2 of 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 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

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

Daniel Pope
Chief Planning Officer