

Application ref: 2025/0592/P
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Date: 20 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Studio Fade Creative
21 St. Hilda's Close
Christchurch Avenue
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Bartholomew Villas
London
Camden
NW5 2LL

Proposal:

Replacement of existing rear conservatory with a new single storey side/rear infill extension, installation of a rooflight to the existing rear flat roof extension, minor alterations to rooflights and render and installation of a gas meter box on single storey side (Patshull Road) element.

Drawing Nos: PL01, PL02, PL10, PL11, PL20, PL21, EX01, EX02, EX10, EX11, EX20,
Location Plan 1:1250, Design & 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: PL01, PL02, PL10, PL11, PL20, PL21, EX01, EX02, EX10, EX11, EX20, Location Plan 1:1250, Design & 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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal primarily involves the removal of an existing conservatory and its replacement with a single storey side/rear 'infill' extension. The property is a three-storey end of terrace dwelling, it is not listed but it is within the Bartholomew Estate conservation area.

Currently the property has a flat roof single storey side/rear extension on its north side, and sited between this extension and the neighbouring property (No. 40) is a conservatory which is to be replaced. No 40 has a single storey rear extension that projects 3.0m in depth and the proposed extension would be sited adjacent to this.

The new extension would have a mono-pitched roof with a parapet surround. It would be an additional 0.65m in depth. However, it would be set back from the rear elevation of the flat roofed, northern side rear extension. The new extension would be of timber, with timber cladding and a zinc clad mono-pitch roof and rooflight. The roof would have a shallower pitch than the existing conservatory roof, resulting in a lower overall height.

The proposal measures approximately 3.85m deep and 3.1m wide. It is 3.0m high to the top of the parapet and 3.5m high where the mono-pitch roof joins the rear elevation of the main building. The existing conservatory measures approximately 3.2m deep, 3.1m wide with a max height of 4.5m with a sloping roof. The proposed extension would be marginally larger than the existing conservatory in footprint but it would be set back behind the rear elevation of the existing side/rear extension and the overall height would be less. Sufficient garden space will be maintained.

The rear extension's siting, materials, design and scale will ensure that it does not appear as a dominant addition at the rear of the property. The extension would largely be hidden behind the existing side/rear extension. Furthermore, the design and materials of the proposed extension would be of high quality such that the appearance of the site and the character and appearance of the

conservation area would not be harmed. The timber walls and zinc roof would result in an improvement in the visual quality of the site.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The extension is not considered to give rise to any overlooking concerns, or any additional loss of daylight compared to the existing conservatory due to it being similar in bulk, massing and siting to the existing conservatory. No new windows resulting in overlooking would be formed and there would be no undue overshadowing or obscuring of any neighbouring rooms or gardens.

It is also proposed to insert two small rooflights in the existing side/rear extension and refurbish the existing roof on a like for like basis. A new gas meter box will be installed low down at ground floor on the front elevation of the property. These minor alterations are not considered to result in a detrimental impact to the character and appearance of the host property or the wider conservation area. They would not affect the light, privacy or outlook of any neighbouring occupiers.

No objection was received from the neighbouring properties during the determination process. The Kentish Town Neighbourhood Forum and the Bartholomew Estate & Kentish Town CAAC were both notified but did not comment.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. 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 minor 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 above the printed name and title.

Daniel Pope
Chief Planning Officer