

Application ref: 2024/4561/P
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Date: 25 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Dalcour Maclaren
4 Bredon Court
Brockeridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Arkwright Road
London
NW3 6BH

Proposal: Installation of gas risers and associated equipment externally in connection with the provision of a gas supply system to existing residential flats (retrospective).

Drawing Nos: Heritage, Design & Access Statement, 24003314_PLN_EL_1.1_A, 24003314_PLN_EL_1.2_A, 24003314_PLN_SI_3.1, 24003314_PLN_SI_4.1.

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: Heritage, Design & Access Statement, 24003314_PLN_EL_1.1_A, 24003314_PLN_EL_1.2_A, 24003314_PLN_SI_3.1, 24003314_PLN_SI_4.1.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission:

The application property is a detached three storey building constructed in the 1890's sub-divided into flats. The building is grade II listed and is within the Redington Frogna conservation area and Redington Frogna Neighbourhood Plan Area. The building's architectural character and detailing is considered to contribute to its significance.

The proposal is for the retrospective installation of an external gas riser network, where the pipework has been installed on the east elevation of the building to address a suspected gas leak in Flats 2-3 and 5A. The building is set back from the road behind a boundary wall. The new pipework has been located adjacent to existing service runs and recessed in a corner of the building and at a low level to minimise the impact of additional external clutter on the primary elevation. It has also been located such that the pipes do not obscure or impact any significant architectural features or detailing. A copper pipe has been used for the vertical run up to 2F level which better matches the colour of the brickwork and minimises the visual impact. Low level and GF pipe runs are black to match the adjacent cast iron units.

The introduced pipework has therefore not posed harm to the fabric or significance of the listed building and could be removed and brickwork made good when the network is decommissioned to minimise the service clutter. Given the minor nature of the proposals they would also preserve the character and appearance of the conservation area.

Due to the nature of the external works, it is considered that the proposal would not result in any harm to the amenities of neighbouring occupiers in terms of impacts on daylight/sunlight, outlook or privacy.

No neighbour objections were received prior to the determination of this application. Redington Frogna Neighbourhood Forum were consulted and did not wish to comment. Redington Frogna CAAC were consulted and made no comment.

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

The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed buildings, their setting, and their features of special architectural or historic interest.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD2 and SD6 of the Redington Frogna Neighbourhood Plan 2021. 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) Informative 1 of 2

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 de minimis 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 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 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-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