

Application ref: 2025/0366/P
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Date: 28 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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A+Design
Popham Court 6a Station Road
London
N11 1FR

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Householder Application Granted

Address:
22 Harmood Street
London
NW1 8DJ

Proposal: Demolition of existing rear conservatory and erection of single-storey rear extension including rooflights and second floor extension and balcony.

Drawing Nos: A-090; Design and Access Statement; A-200; A-220; A-221; A-210; A-211; A-223; A-222; A-201; A-122; A-123; A-111; A-110; A-120; A-100; A-101

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 A-090; Design and Access Statement; A-200; A-220; A-221; A-210; A-211; A-223; A-222; A-201; A-122; A-123; A-111; A-110; A-120; A-100; A-101

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 The flat roofs of the property excluding balcony on second floor hereby approved shall not be used as an amenity terrace, and access to the roof shall be limited to enable maintenance only.

Reason: To protect the amenity of neighbouring occupiers from unwanted overlooking and impacts on privacy in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The application site is located on the eastern side of Harmood Street and comprises a two-storey mid-terrace dwelling with roof extension. The host building is not listed but is situated within the Harmood Street Conservation Area to which it makes a positive contribution. At the rear, the property has an existing two storey outrigger and an existing infill ground floor conservatory which projects beyond the outrigger.

The proposal seeks the demolition of the conservatory and its replacement with a single-storey ground floor rear extension including the installation of new rooflights and the addition of a small second-floor extension.

The proposed ground floor extension has a maximum height of 3m with a flat roof and rooflight. It would be constructed of brickwork matching the existing building. The proposed ground floor extension would add approximately 1.5m of additional building when compared to the existing conservatory.

The installation of rooflights on the ground floor extension and existing rooftop are considered acceptable. These rooflights are appropriately sized and scaled to remain subservient, ensuring they do not harm the host building or the wider conservation area. Due to its modest size, the proposed ground floor extension is not considered to add significant bulk or massing and would remain in keeping with the host property while retaining a reasonably sized garden.

The ground floor extension would have limited public visibility due to its modest height and the position of boundary walls. Nonetheless, its scale, design, and materials are considered appropriate for the context, allowing the extension to be read as a coherent modern addition to the existing house without causing harm to the conservation area. Therefore, the proposed ground floor extension is not considered to harm the host building and preserves the character and appearance of the Harmood Street Conservation Area.

The second-floor extension aligns in depth with previously approved rear

extensions along this row of houses, including those at No.'s 16, 18, 20 and 26 Harmood Street. It would also be constructed of brickwork matching the existing building and features a timber sash window on the rear elevation only. Although flat roofs are generally resisted in two-storey extensions, the proposed extension aligns with previously approved extensions along this row of houses.

The installation of a small balcony at the back of the extension utilising the existing first floor rooftop is considered acceptable. Due to its modest size, the proposed second storey extension is not considered to add significant bulk or massing and would remain in keeping with the host property while retaining a reasonably sized garden. Nonetheless, its scale, design, and materials are considered appropriate for the context, allowing the extension to be read as a coherent modern addition to the existing house without causing harm to the conservation area. Furthermore, there is no consistent, unbroken roofscape that would be disrupted by the addition of the extension and balcony. Therefore, the proposed works are not considered to harm the host building and preserve the character and appearance of the Harmood Street Conservation Area.

Regarding amenity, the proposal, given its scale and design, is not considered harmful. The proposed second-storey rear extension would extend approximately 2.5m beyond the existing main rear elevation of the neighbouring properties at No.'s 20 and 24 Harmood Street and it is also set in from the adjoining boundary with No. 24, by 2.5m, but sits on the boundary with No. 20. In terms of depth, the second-storey extension would not exceed the existing extensions at No.'s 16, 18, 20 and 26 Harmood Street.

- 2 Regarding the proposed ground-floor extension, it would not extend beyond No. 24 but would extend 3.4m beyond No. 20, while being set back from the adjoining boundary by 2.4m. The ground floor extension includes the installation of new side windows which replace existing openings along the side elevation of the existing ground floor extension.

Considering the scale and depth of the proposed extensions, they are not considered to result in significant harm in terms of loss of daylight, sunlight, outlook, privacy, or noise disturbance. Additionally, no side windows are proposed at second floor level, ensuring there would be no issues of overlooking or loss of privacy.

No objections were received prior to this decision. The planning history of the site and surrounding area was also taken into account during the decision-making process.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72 of the Listed Buildings and Conservation Areas Act 1990.

As such, the proposed development is generally in accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also complies with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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.
- 4 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).
- 5 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.
- 6 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.

- 7 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 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).

++ 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).

8 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


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 blue rectangular background.

Daniel Pope
Chief Planning Officer