

Application ref: 2025/1054/P  
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Date: 15 April 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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Schneider Designers  
Basement Unit  
14 Eldon Grove  
London  
NW3 5PT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**42 Denning Road**  
**London**  
**NW3 1SU**

Proposal:

Erection of a single storey rear extension, erection of new front railings and gate, alterations to front garden to facilitate wheelchair access, replacement of lower ground and upper ground floor single glazed windows with double glazing.

Drawing Nos: Plans: 242.(1).0.000, rev 00; 251.(1).0.001, rev 00; 251.(1).0.002, rev 00; 251.(1).0.003, rev 00; 251.(1).1.001, rev 00; 251.(1).1.002, rev 00; 251.(1).1.003, rev 00; 251.(1).1.004, rev 00; 251.(1).1.005, rev 00;

Supporting information: Design and Access Statement prepared by Schneider Designs, ref. 251\_42DR, 7/03/2025; BNG Statement prepared by Schneider Designs;

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 242.(1).0.000, rev 00; 251.(1).0.001, rev 00; 251.(1).0.002, rev 00; 251.(1).0.003, rev 00; 251.(1).1.001, rev 00; 251.(1).1.002, rev 00; 251.(1).1.003, rev 00; 251.(1).1.004, rev 00; 251.(1).1.005, rev 00;

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 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

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 Reasons for granting planning permission:

The proposal involves demolishing an existing lower ground-floor rear outrigger and replacing it with a larger extension. It also includes replacing the single-glazed sash window with a double-glazed timber-framed sash window to the front and rear elevations at the lower ground floor and upper ground floor, erection of new front railings and gate, and alterations to the front garden to facilitate wheelchair access.

The extension is designed to be subordinate to and in keeping with the form of the host building. It is single-storey and complements the depth and scale of the adjoining conservatory at 44 Denning Road. The extension would also be offset from the boundary with 40 Denning Road, maintaining a level subordinate to the existing building.

The extension's materials, which principally comprise render, would be

sympathetic to the host building. A sufficient proportion of the rear garden would remain, and the loss of soft garden space would be mitigated by incorporating a living roof over the rear extension.

Overall, the extension would have a footprint and scale in keeping with the host building and adjoining properties' existing rear extensions.

The proposed front railings would maintain and sit atop the front boundary wall, which together with the gate, would be low level and ensure views into the front yard were maintained. The railings would complement the adjoining front boundary railings at 40 Denning Road. The other alterations to the front yard, to facilitate wheelchair access, would ensure a sufficient area of front garden landscaping was provided and remained in character with other front yards along the street.

The replacement of existing timber sash single-glazed windows with identical double-glazed replacement windows is a permitted development right. As such, no further assessment of this element of the works is necessary.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposal would not cause any unacceptable loss of light to habitable windows or outdoor living spaces of adjoining properties, nor would it enable any overlooking, being a single-storey addition commensurate with the form and scale of adjoining extensions. As such, the rear extension would not adversely impact the amenity of adjoining residential occupiers in terms of loss of light, outlook, or privacy.

No objections were received prior to this decision, which was based on the site's planning history.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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](http://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 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 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).

- 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 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-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