

Application ref: 2025/0383/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 23 April 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Flat B, 54 Rosslyn Hill
London
NW3 1ND
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**2 And A Half
Rudall Crescent
London
Camden
NW3 1RS**

Proposal:

Erection of front and side extensions and alterations to ground floor fenestration; garden landscaping works including provision of mobility scooter and bin storage shed; alterations to boundary treatment including installation of electronic sliding gate.

Drawing Nos: 100; 104; 105; 106; 107; 108; 204 (Rev A); 205 (Rev A); 206 (Rev A); 207 (Rev A); 208 (Rev A); 209 (Rev A); 210 (Rev A); Tree Protection Plan; 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: 100; 104; 105; 106; 107; 108; 204 (Rev A); 205 (Rev A); 206 (Rev A); 207 (Rev A); 208 (Rev A); 209 (Rev A); 210 (Rev A); Tree Protection Plan; 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 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 6 Prior to the commencement of any 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". 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

- 7 Before the relevant part of the work is begun, detailed drawings including specification of materials in respect of the sliding gate hereby approved shall be submitted to and approved in writing by the local planning authority.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The scheme involves a front and side extension to the property, a self-contained house formed out of the outrigger of no.9 Willoughby Road. It also involves the construction of an outbuilding in the garden to house a mobility scooter and bins.

During the course of the application, revisions have been made which improves the proposal and its perceptibility from the streetscene to a degree where the character and appearance of the conservation area would be preserved.

Whilst front extensions are not usually permitted where they would be out of keeping or breach an established building line, this situation is unusual. The property would have once been the rear of no.9 and infilling the area between an outrigger and side boundary wall is a fairly typical alteration to such Victorian properties. Furthermore, the additional bulk would be largely concealed behind an existing side boundary wall. It is noted that there is an existing front porch extension which is not a very sympathetic addition owing to its pitched roof which extends to just underneath the cills of the first floor windows. This would be removed and the replacement extension would have an altogether lower pitched roof which would mitigate the additional width of the extension.

A part-width single storey side extension is also proposed which would be located to the rear of the site. Again, looking at the historic layout of the street this would read as a subservient extension to a rear outrigger, which is a typical approach to extending a property such as this.

The outbuilding would house a mobility scooter and be located at the higher level to enable level access to the street. An electronic timber sliding gate would be installed. Details of the gate are to be secured by condition. The previous garden gate would be bricked up in matching materials to the

boundary wall.

The outbuilding, whilst it will likely have some prominence from street, is a reversible addition that is required to overcome accessibility issues of the existing occupant owing to the difference in garden level relative to street level. It will have the appearance of a garden shed, clad in cork / timber with a green roof and of a modest scale commensurate with a garden structure. On balance, it is acceptable.

In amenity terms, the flat roof of the side extension has been secured as a green roof and so a condition preventing its use as a terrace is not considered to be necessary. In terms of daylight/sunlight impact, the side extension has a limited height and projection along the boundary with no.11 Willoughby Road and would have no material impact on light received, or sense of enclosure.

The outbuilding would be constructed in close proximity to a prominent and attractive tree which is contained within the retained wall at upper garden/street level. An outline method statement has been provided which confirms the works will be 'no-dig' with hand work only where necessary. The outbuilding would be slab foundation. The Council's tree officer has reviewed the information submitted and finds it sufficient to demonstrate the proposal will avoid a harmful impact on the tree. A detailed method statement is secured by condition.

Two objections and one comment has been received prior to making this decision which are addressed in an associated consultation summary. The planning history of the site has been taken into account when coming to this decision.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In reaching this decision, the Council has had due regard to the Public Sector Equality Duty set out under s149 of the Equality Act 2010.

As such, the proposed development is in general accordance with policies A1, A2, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).
- 4 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.

- 5 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.

- 6 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).
- The application is a Householder Application.

7 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 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer