

Application ref: 2025/0795/P  
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Date: 24 April 2025

**Development Management**  
Regeneration and Planning  
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Charlton Brown Architecture & Interiors  
10-11 St George's Mews  
Primrose Hill  
London  
NW1 8XE  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

**Flat 1**  
**30 Redington Road**  
**London**  
**NW3 7RB**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2024/0459/P, granted on 18/09/2024 (for: Erection of single storey side extension at ground floor level with roof terrace above) NAMELY addition of 600mm parapet, changes to windows and door on ground floor flank elevation and omission of 2x rooflights and external steps on side extension)

Drawing Nos:

Superseded drawings:

23022/AP 01; 23022/AP 02 A; 23022/AP 03 A.

Proposed drawings:

Covering Letter, 11th February 2025; 23022/AP01, rev B; 23022/AP02, rev B;  
23022/AP03, rev B.

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 the original planning permission ref 2024/0459/P dated 18/09/2024

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, Condition 2 of planning permission 2024/0459/P, shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement and Heritage Statement, 19th January 2024; 23022/AP 01, rev B; 23022/AP 02, rev B; 23022/AP 03, rev B; 23022/S01; 23022/S02; 23022/S03; Tree Protection Plan, May 2024; Tree Survey and Arboricultural Method Statement, August 2023; Addendum to Tree Survey and Arboricultural Method Statement, May 2024; Fire Safety Strategy, 24/08/2023; Covering Letter, 11th February 2025.

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 Prior to commencement of development, full details in respect of the living roof (as shown on 23022/AP 02 A) 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 manufacturer's details demonstrating the construction and materials used
- iii. full details of planting species and density.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Method Statement August 2023 prepared by Tretec.

Reason: To ensure that the development will not have an adverse impact on existing trees and in order to maintain the character and amenity of the area in accordance with Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, detailed drawings of the metal railings associated with the roof terrace (shown on 23022/AP 02 A and 23022/AP 03 A) shall be submitted to and approved in writing by the Local Planning Authority. The railings shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained in accordance with the approved scheme.

Reason: To safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies SD2 and SD4 of the Redington Froggnal Neighbourhood Plan 2021.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted on 18/09/2024 ref: 2024/0459/P for the erection of single storey side extension at ground floor level with roof terrace above.

This application seeks an amendment to the approved plans (condition 2) for the following:

- Adding a parapet (600mm increase)
- Changes to the location of windows and door on the ground floor flank elevation
- Omit 2x rooflights and external steps

While the proposal includes an increase in parapet height by 600mm, this slight increase is considered acceptable given the location of the extension and its limited visibility. No changes are proposed to the roof form or materials.

The changes to the location of doors and windows on the ground floor flank elevation are minor and acceptable. No change is proposed to the size, fenestration pattern or materials of these doors and windows.

The omission of 2x rooflights and external steps are acceptable, and do not raise any design or heritage related concerns.

Overall, there would be no appreciable impact on the character and

appearance of the conservation area resulting from the proposal.

Given the nature of the proposal, it does not raise any new amenity related concerns. While the proposal includes a change to the location of windows and a door at ground floor level, this change is very minor and would not result in any change in amenity impact when compared with the granted application.

As such, no objections are raised to the amendment of condition 2, given that the proposal will have no adverse material effect in terms of land use, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

No objections have been received prior to issuing the decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in accordance with policies D1, D2, A1 and A3 of the London Borough of Camden Local Plan and policies SD2, SD4, SD5 and BG11 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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.

- 3 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.

- 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 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.

### ++ 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).

## 6 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-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