

Application ref: 2025/0743/P  
Contact: Henry Yeung  
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Date: 25 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Sandoval  
D&J Simons Building  
130-150 Hackney Road  
London  
E2 7QS

Dear Sir/Madam,

## **DECISION**

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

Address:  
**100 Gloucester Avenue**  
**London**  
**NW1 8HX**

Proposal: Erection of mansard roof with front terrace and erection of single-storey first-floor rear extension

Drawing Nos: SUPPORTING DESIGN AND ACCESS STATEMENT; Site Location Plan; Site Plan; 100GA\_03\_ER; 100GA\_03\_EF; 100GA\_03\_EP; 100GA\_04\_PP Rev:01; 100GA\_06\_PR Rev:01 (received 24/04/2025); 100GA\_05\_PF

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:

SUPPORTING DESIGN AND ACCESS STATEMENT; Site Location Plan; Site Plan; 100GA\_03\_ER; 100GA\_03\_EF; 100GA\_03\_EP; 100GA\_04\_PP Rev:01; 100GA\_06\_PR Rev:01 (received 24/04/2025); 100GA\_05\_PF

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 roof of the extension hereby approved shall not be used at any time as roof terrace and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The subject site is located within the Primrose Hill Conservation Area. While the building itself is not listed, it forms part of a planned residential area characterised by consistent architectural detailing and contributes to the overall historic and aesthetic value of the conservation area. The proposal involves the erection of a mansard roof with a front terrace, as well as the erection of a single-storey first-floor rear extension.

The proposal includes a first-storey rear extension on top of the existing 2 storey outrigger, extending 4.9m from the rear elevation with the resulting maximum height of 7.4m (from ground level) and a flat roof with rooflights. The extension would be constructed using brickwork to match the existing building, with rear and side facing new double glazed timber sliding sash windows. The proposal also includes some new windows on the side elevation of the existing outrigger, which also match the sliding sashes on the rest of the house. The proposed extension aligns in depth with previously approved rear extensions along this row of houses, including those at neighbouring properties such as No. 98 Gloucester Avenue approved under application 2014/3957/P. It is not considered to add significant bulk or massing and would remain subordinate to the host property, maintaining a reasonably sized garden. It would have limited public visibility due to its modest height and the position of boundary walls.

The proposed mansard roof extension would introduce additional accommodation at roof level, incorporating a modestly sized front terrace set behind a parapet. The mansard roof would be constructed using materials that match the existing building and in a traditional form consistent with roof alterations found within the area. The design respects the architectural rhythm of the terrace and is considered to be sympathetic in both scale and appearance. Most of the rest of the terrace have mansard roofs of some description, and therefore the principle is acceptable. The terrace would be

modest in size and set back from the principal elevation to reduce visibility from the public realm and in line with the guidance set out in the Primrose Hill Conservation Area Statement. It would be enclosed by way of a metal railing to ensure minimal visual impact while still providing usable amenity space. Overall, the extension's scale, design, and materials are considered appropriate for the context, allowing it to blend harmoniously with the existing house and the wider streetscape.

The proposals have been assessed against Camden Local Plan Policy D1, which requires developments to demonstrate the highest standards of design and architecture. It also aligns with Policy A1 in terms of protecting residential amenity, and with guidance contained within the Camden Planning Guidance (2021) relating to design, conservation, and character.

The proposed extensions would not result in significant harm to the amenity of neighbouring properties in terms of loss of daylight, sunlight, or outlook. The proposed works are sufficiently distanced from neighbouring windows so as not to adversely impact daylight and sunlight, and the proposal is consistent with the scale and depth of neighbouring rear extensions. New side-facing double-glazed timber sash windows are proposed on the flank elevation of the existing and extended outrigger, which have a gap of 3.5 metres from the adjoining boundary, thereby preventing any issues of overlooking or loss of privacy, as the corresponding neighbouring outrigger has no side windows to overlook. A condition is attached to ensure that the flat roof of the first floor extension is not used for roof terrace, in order to prevent overlooking into neighbouring properties.

- 2 During the statutory consultation period, the Primrose Hill Conservation Area Advisory Committee (CAAC) objected to the proposed round-headed windows, stating that they were out of character with the host property and the surrounding conservation area. The windows were considered to fail to preserve or enhance the character and appearance of the conservation area. In response, the applicant has submitted an amendment, revising the window design to reflect the existing style and materials, thereby addressing the concerns raised. Relevant planning history has also been taken into account in the assessment of this application.

In summary, the proposed mansard roof with front terrace and first-floor rear extension are considered to preserve the character and appearance of the Primrose Hill Conservation Area. The development is compliant with policies D1, D2 and A1 of the Camden Local Plan (2017), the London Plan (2021), and the National Planning Policy Framework (2024).

- 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 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 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.
- 6 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).
- 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer