

Application ref: 2025/1240/P
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Date: 29 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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www.camden.gov.uk/planning

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Edis Street
London
NW1 8LG

Proposal: Erection of lower ground floor rear extension; alterations to rear elevation fenestration at ground and first floor levels including new windows; roof level works comprising new rooflight and installation of PV solar panels; front elevation works comprising alterations to railings, installation of metal stairs to lower ground floor, and replacement of lower ground floor window.

Drawing Nos: E1.101, E1.102, E1.103, E1.104, E1.105, E1.106, E1.201, E1.202, E1.301, E1.302, E1.303, E1.304; D1.101, D1.102(A), D1.103, D1.104, D1.105, D1.106, D1.201, D1.202(A), D1.301, D1.302, D1.303, D1.304; P1.101, P1.102(A), P1.103, P1.104, P1.105, P1.106, P1.201, P1.202(A), P1.301, P1.302, P1.303, P1.304; Location Plan; Design, Access, Planning & Heritage Statement (prepared by Hugh Cullum Architects, dated March 2025)

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:

E1.101, E1.102, E1.103, E1.104, E1.105, E1.106, E1.201, E1.202, E1.301, E1.302, E1.303, E1.304; D1.101, D1.102(A), D1.103, D1.104, D1.105, D1.106, D1.201, D1.202(A), D1.301, D1.302, D1.303, D1.304; P1.101, P1.102(A), P1.103, P1.104, P1.105, P1.106, P1.201, P1.202(A), P1.301, P1.302, P1.303, P1.304; Location Plan; Design, Access, Planning & Heritage Statement (prepared by Hugh Cullum Architects, dated March 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 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.

Informative(s):

- 1 Reasons for granting approval:

The proposed single-storey rear extension represents a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. Although the design of the extension is modern in form and design, the proposed use of matching stock brick, timber framed patio doors, and bespoke terracotta tile frieze will complement the

historic character of the host dwelling while allowing the extension to remain legible as a modern addition. The extension will have a flat roof featuring a part glazed roof and part green roof, which is welcomed and will improve biodiversity and water abatement on site. Details of the green roof will be secured by condition.

Multiple properties along this side of Edis Street feature single-storey rear extensions at lower ground floor level, similar to the one currently proposed. Therefore, the rear extension is not considered to cause harm to the character of the surrounding Conservation Area given its limited visibility from the public realm and the prevalence of similar sized extensions to neighbouring properties in the street.

Other works at rear include alterations to the fenestration of the closet wing and installation of new double-glazed timber framed windows and replacement of existing non-original Juliet balcony with traditional timber framed sash window. These are considered minor alterations that will not harm the character of the host building nor that of the wider Conservation Area.

Works to the front include replacement of the lower-ground floor front window with a timber framed double-glazed unit of a traditional design, installation of a traditional black painted metal stair to the lightwell, installation of a matching metal gate access the new stairs, and installation of a metal platform and matching gate to accommodate a refuse storage area. These works are considered minor in scope and scale and will not impact the historic character of the host building or wider Conservation Area.

At roof level, the installation of a new roof light and PV solar panels are considered minor and acceptable. Given their lack of visibility from the public realm are not considered to harm the character of the historic host building nor that of the wider Conservation Area.

Given the extension's overall, size, height and depth, it is not considered to cause harm to the amenity of the neighbouring residents in terms of loss of daylight/sunlight, outlook, or privacy. Similarly, the other works which are considered minor, will also not unduly impact the amenity of neighbouring residential occupiers.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the Primrose Hill Conservation Area, under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

- 2 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).

- 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 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 a Householder application.

++ 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).

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 above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer