

Application ref: 2025/0867/P
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Date: 7 May 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

Oval Road Ltd.
31 Oval Road
Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
65 Gloucester Crescent
London
NW1 7EG

Proposal:
Erection of a 2 storey extension to the rear at lower ground floor level.
Drawing Nos: 593-100-E; 593-101-E REVA; 593-102-E REVA; 593-103-E REVA; 593-200-E REVA; 593-300-E; 593-101-P; 593-102-P; 593-103-P; 593-200-P; 593-300-P;
Design and Access Statement & Heritage Statement by Brain O'Reilly Architects dated February 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: 593-100-E; 593-101-E REVA; 593-102-E REVA;

593-103-E REVA; 593-200-E REVA; 593-300-E; 593-101-P; 593-102-P; 593-103-P; 593-200-P; 593-300-P; Design and Access Statement & Heritage Statement by Brain O'Reilly Architects dated 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Planning permission is sought for the partial demolition of the closet wing to the rear flank elevation at lower and ground floor levels and erection of a two storey rear extension the existing rear door would also be replaced with new window.

The proposed rear extension at lower ground floor level would measure approximately 3.1m in depth, 3.2m in width and 2.6m in height and the ground floor addition would measure approximately 3.1m in depth, 3.3m in width and 3.3m in height. The conservatory style extension would be designed using lightweight materials that infill the existing closet wing within the flank elevation of the patio area adjoining the closet wing extension at with the neighbouring property of number 64 that consist of a similar design infill rear addition. The proposed extension is considered subordinate in location, scale, and footprint and would preserve the original design and proportions of the host building when looked at in context with its neighbours.

Overall, the proposed two storey infill extension would be symmetrical pair to 64 Gloucester Crescent. Thus, no objection is made to the principle of the rear extension given its uniform design. As revised, the proposed extension would be constructed using glazing predominantly, including the ground floor roof, the "conservatory" design consists of a glazed window at lower ground floor with sliding door at ground floor level. As discussed above, the extension glazing would replicate the consented neighbouring extension which has been implemented and the existing double door, and as revised the door at lower-ground floor level would be replaced with sash window to match existing window above and the choice of materials would provide a modern design of the infill extension, the modern design would distinctive and provide clear differentiation between the original building design and the new addition which is considered appropriate in this instance.

The proposed timber window at lower ground floor level would be designed with glazing bars that would replicate the windows at ground and first floor levels, and the detailed design and proposed materials would be sympathetic to the character and appearance of the host building.

Overall, the existing modern door to the rear has comparatively low significance as historic fabric and the proposals are considered acceptable and is considered to preserve the Architectural integrity of the host building.

The proposed extension will have no amenity impacts on neighbouring properties. This is mostly due to the construction of the near identical mirrored extension at No 64 Gloucester Crescent that does not consist of any windows to the flank elevation. Due to the setback of the proposed extension within the flank (north) elevation, there would be no greater increase in artificial light spill or a sense of enclosure than the existing arrangement to the property to the rear at No 10 Oval Road. As a result, the proposal would not result in loss of privacy, daylight, or outlook to neighbouring residential amenity.

The application has been advertised in the press and by means of a site and press notice and no comment/objection have been received prior to making this decision. The Primrose Hill CAAC was consulted and raised no objection to the proposal. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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 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) 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, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun due to the proposal being a Householder application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

- 1. The following are provided for information and may not apply to this permission:
- 2. The planning application was made before 12 February 2024.
- 3. The planning permission is retrospective.
- 4. 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.

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 + 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.

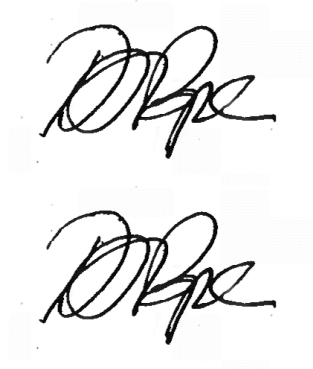
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the 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

Two handwritten signatures of Daniel Pope, one above the other, in black ink. The signatures are stylized and cursive.

Daniel Pope
Chief Planning Officer