

Application ref: 2025/0782/P  
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Date: 9 May 2025

**Development Management**  
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Naomi Day Studio Ltd  
115 Bartholomew Road  
London  
NW5 2BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**19 Alma Street**  
**London**  
**NW5 3DJ**

#### **Proposal:**

Demolition of existing extension and erection of single storey full width rear extension, widening of existing front lightwell and replacement of window, and installation of PV panels to main roof.

Drawing Nos: 1084 ASU 001, 1084 ASU 002, 1084 ASU 003, 1084 ASU 004, 1084 ASU 005, 1084 ASU 006, 1084 APL 001, 1084 APL 002, 1084 APL 003, 1084 APL 004 (Rev A), Design and Access Statement prepared by Naomi Day (dated 24/02/2025).

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:

1084 ASU 001, 1084 ASU 002, 1084 ASU 003, 1084 ASU 004, 1084 ASU 005, 1084 ASU 006, 1084 APL 001, 1084 APL 002, 1084 APL 003, 1084 APL 004 (Rev A), Design and Access Statement prepared by Naomi Day (dated 24/02/2025).

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the demolition of the existing extension and erection of a single storey full width rear extension, a widening of the existing front lightwell and replacement lower ground floor front window, and the installation of solar panels to the main roof. The site is within the Inkerman Conservation Area and the Kentish Town Neighbourhood Plan area.

The rear extension would infill the space between the existing single storey rear extension and the boundary wall with no. 18. It would project by approximately 2m from the rear elevation, which is less than the existing extension's 2.6m projection. The surrounding properties have rear extensions and a single storey rear extension is acceptable in principle. The properties along this side of Alma Street have a mixture of part single/double storey rear additions of various depths and heights. The proposed single storey extension is modest in scale, would still allow for an acceptable amount of outside amenity space and would be subservient to the host building. The extension would be constructed using timber cladding and steel doors which would be of sufficient visual quality and acceptable given the varied character of rear extensions along the terrace.

It is not considered that the proposal would be visually harmful to the host building and wider Conservation Area. It must be noted that the rear extension would not be visible from any public views. On this basis, it is considered the extension is acceptable in terms of scale, design and materiality and would continue to preserve the character and appearance of the Conservation Area.

The widening of the front lightwell is considered to be acceptable. A number of properties along this terrace have received permission and undertaken works to increase the size of front lightwells. The introduction of a wider lightwell in

this instance would therefore be consistent with the terrace. The existing single glazed timber lightwell window would be replaced with a timber framed double glazed casement window, in keeping with the existing fenestration on the property and neighbouring properties in design and proportion. As such, the works are considered to preserve the character of the Conservation Area.

A Basement Impact Assessment screening process was undertaken and reviewed by Campbell Reith, who confirmed that the proposals to enlarge the lightwell do not create potential impacts to stability and the water environment that would require a full Basement Impact Assessment.

The PV panels would be fitted to the valley roof and would be hidden behind the front parapet in views from the street. PV panels are not uncommon in the valley roofs along the terrace. The PV panels are therefore acceptable in principle, scale, design. Additionally, the PV panels are considered to improve the energy efficiency of the host building and reduce its carbon emissions through the introduction of renewable technology. As such, the proposed development is considered acceptable in terms of climate change mitigation.

- 2 The proposal would preserve the character and appearance of the Conservation Area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The extension would not adversely affect the daylight and sunlight at neighbouring properties. The single storey rear extension aligns with the two-storey rear addition at no. 18, with an existing high boundary wall already in place. Alongside no. 20, it would be a similar height with a lesser depth. On that basis, there is not considered to be any harmful overshadowing, loss of privacy or outlook at the neighbouring properties.

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

As such, the proposed development is in general accordance with policies A1, CC1, D1, and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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](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.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted 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.

Based on the information available this permission will not require the approval of a BGP before development because it is a householder application.

Summary of statutory exemptions for biodiversity gain condition:

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:
  - 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 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 the post-development value of the onsite habitat, or 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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer