

Application ref: 2025/1336/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 13 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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Fellows Road
London
NW3 3LP

Proposal:

Amalgamation of existing two flats into one single dwellinghouse (Class C3); garage conversion to habitable space; infill extension at front lower ground and ground floors; minor changes to fenestration at rear; and associated exterior alterations.

Drawing Nos: (Prefix 2FR_) E000, E001, E002, E003, E004, E011, E012, E021, E022, E023, P200, P201, P202, P203, P204, P211, P212, P221, P222, P223, Cover Letter & Planning Statement (prepared by SM Planning, dated 20 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:

(Prefix 2FR_) E000, E001, E002, E003, E004, E011, E012, E021, E022, E023, P200, P201, P202, P203, P204, P211, P212, P221, P222, P223, Cover Letter & Planning Statement (prepared by SM Planning, dated 20 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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the amalgamation of the existing lower ground floor flat and upper floor maisonette into a single dwelling house, resulting in the loss of one residential unit. Local Plan policy H3 seeks to resist development that would involve the net loss of two or more homes from individual or cumulative proposals.

In 2005, planning permission was granted under ref. 2005/1293/P (dated 08/06/2005) for the amalgamation of three existing flats into a single dwellinghouse. However, the property was converted into two separate units with the approved scheme being only partially implemented. Given that a considerable amount of time has passed since the 2005 permission, the now proposed change from two units to one is considered to accord with the provision regarding changing from two units to one under policy H3 and it would not materially impact the Borough's net housing stock.

In addition, the proposal is also supported by policy H3 in the emerging Draft Camden Local Plan (although with limited weight) which outlines in D(1) that the Council will resist development affecting existing homes that would result in the net loss of homes, unless the development amalgamates homes to create one larger home and results in the net loss of only one home (taking into account extant permissions and cumulative change since July 2006). As the extant permission was granted on 08/06/2005 prior to the July 2006 cut-off date, the loss of an additional residential unit will not be considered cumulatively with the extant permission.

Therefore, the loss of one residential unit is supported and considered policy compliant.

The proposed exterior alterations are limited in scope to the side (south) wing. Along the front elevation, the infill extensions at lower ground and ground floor levels are considered subordinate and minor in scale and will not materially impact or harm the character of the host building. The new windows to both levels will be timber framed double-glazed units to match existing, and the existing pebble dash render on the side wing will be replaced with Ashlar render to match the main house resulting in a cohesive appearance. At the rear on the lower ground floor level, two new windows and an external French door are proposed, all timber framed double-glazed units to match existing. Overall, the works are considered minor in scope and scale and will not unduly impact the character of the historic host building or wider Eton Conservation Area.

The conversion of the existing garage to habitable space (bedroom) and removal of an on-site car parking space is welcomed and complies with policy T2, which seeks to promote sustainable modes of transportation and reducing car use. Given that the proposal includes the amalgamation of two dwellings into one, a S.106 agreement to prevent future occupiers from obtaining car parking permits is not considered to be necessary as it is not anticipated that there would be a significant increase in on-street car parking.

Due to the scale and scope of the proposed works, they will not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of daylight/sunlight, outlook, or privacy.

The Eton CAAC was consulted and advised they have no objection to proposal. No further comments were received following statutory consultation. The planning and appeals history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with Policies D1, D2, A1 and H3 of the Camden Local Plan 2017. The proposals also comply with the Draft Camden Local Plan, the London Plan 2021, 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 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.

- 7 This permission is for the use as a single dwellinghouse within Class C3 of the Town and Country Planning (Use Classes) Order. Should the building be used for a different class within the Use Classes Order then planning permission may be required and a separate planning application would be needed.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer