

Application ref: 2025/1250/P
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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

Building Development Service
21 Peterborough Close
Grantham
NG31 8SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Healey Street
London
NW1 8SR

Proposal:
Erection of part one and part two storey rear extension and roof terrace at second floor;
erection of a mansard roof extension.

Drawing Nos: 25.014PL01-1a; 25.014PL01-2c; 25.014PL01-3b

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 25.014PL01-1a; 25.014PL01-2c; 25.014PL01-3b

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 of the London Borough of Camden Local Plan 2017

- 4 Before the relevant part of the work is begun, details including sections at 1:10 of all new windows and doors (including jambs, head and cill) and the new facing materials including brickwork and mansard roof tiles, shall be submitted to and approved in writing by the local planning authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 5 Prior to the first use of the roof terrace, details of a privacy screen along the boundary with no. 31 Healey Street shall be submitted to and approved in writing with the Local Planning Authority. The roof terrace shall not be used or accessed, other than for emergency egress, until the approved privacy screen has been fully installed and the approved privacy screen shall thereafter be retained for the duration of the development.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to prevent unreasonable overlooking of neighbouring premises in accordance with policies D1 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal involves constructing a new part one part two storey rear extension with a roof terrace to the second floor, and the addition of a mansard roof. The extensions would provide for an enlarged single family dwelling.

The existing building, along with adjacent properties in the terrace including no.s 21 - 31, effectively have two frontages with the rear elevation fronting being clearly visible from Grafton Crescent. The extension is designed to be subordinate to and in keeping with the form of the host building, principally through the main bulk of the extension leaving the upper, third floor intact, and the first storey element of the extension being part width, retaining a solid to void ratio that is typical to Victorian terraced properties.. The bulk and form of the extension would also not be out of character with the wider pattern of development, which includes a range of single and two storey rear extensions, some full width and often with integrated roof terraces, fronting onto and prominent to Grafton Crescent.

There is plentiful planning history in relation to mansard roofs on these properties. A mansard roof was allowed on appeal at no.23 which has changed the character of the roofline along this stretch of properties. The neighbour at no.21 has since part-infilled their valley roof (seemingly without planning permission) which has further eroded an attractive run of valley roofs. As such, the principle of the mansard is considered acceptable subject to high quality detailed design. The mansard would have a traditional design and retain the building's existing butterfly roof profile. Given the prominence of the mansard and rear elevation, and the lack of detail on the submitted drawings, a condition is attached to secure further details of new windows and the mansard finish.

The roof terrace would be include a metal balustrade which is a traditional material appropriate to the building. The rear extension would also be constructed with brick to match the host building. The fenestration of the rear extension and mansard has been revised to be more suited to the building's character.

The proposal would not result in the loss of any garden space.

Overall, the extension would have a footprint, bulk and scale in keeping with the host building and other properties' existing rear and roof extensions along the wider terrace.

In relation to amenity effects, a privacy screen would be constructed at the second floor roof terrace to the side boundary with no. 31, to prevent direct views into the outdoor amenity space of this adjoining property. Overlooking would be possible into surrounding roof terraces but these are already overlooked from surrounding properties as well as public views from Grafton Crescent.. The rear extension would comply with the 45 degree angle, as cited in BRE guidance, in relation to the adjacent first floor bedroom and bathroom window of no. 27. The proposal would therefore not cause any unacceptable loss of light or visual privacy to habitable windows or outdoor living spaces of adjoining properties, nor would the extensions be visually dominant.

No objections were received prior to this decision, which took account of the site's planning history.

As such, the proposed development is in general accordance with policies A1 and D1 of the 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 2025.

- 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.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the application 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).

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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer