

Application ref: 2025/1711/P
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Date: 20 May 2025

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

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Godden & Grimshaw Ltd.
3 South Park Crescent
Ilford
IG1 1XU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
21 Oppidans Road
London
NW3 3AG

Proposal:

Erection of dormer window to rear elevation and installation of rooflights to front and rear elevations.

Drawing Nos: Plans: NW3-3AG-21-01; NW3-3AG-21-02 F; NW3-3AG-21-03.
Supporting information: Design and Access Statement prepared by Godden & Grimshaw

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:
NW3-3AG-21-01; NW3-3AG-21-02 F; NW3-3AG-21-03.

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.

The proposal is for the erection of a dormer window to the building's rear roof slope and installation of two rooflights to the front roof slope and a single rooflight and roof access hatch to the rear roof slope.

The host building forms part of a wider group of late 19th century Italianate villa-style locally listed (ref. 647) buildings on Oppidans Road. The site does not lie within a conservation area. It is the end building in a terrace of four surviving properties (Nos.18-21) located on the northern side of the road. The existing roof includes two prominent chimney stacks on the east flank wall, and a distinctive and prominent hipped roof form with overhanging eaves that is highly visible when approaching from the east along Oppidans Road from the junction with Ainger Road.

The proposed dormer would be modest and appropriately scaled, presenting as a subservient and proportionate addition to the main roof form. The dormer would be aligned with the fenestration of the floors below and be offset adequately from the main ridge and eaves, leaving the form of the roof intact and legible. The dormer would also be constructed with traditional slates to match the slates of the existing roof. The number of rooflights and their size would be subordinate to the roof slopes and roof form overall, and be conservation style to be flush to the roof. Their positioning would maintain a general consistent rhythm with other rooflights on neighbouring roofs in the group of buildings.

The dormer window and rooflights would also retain the building's hipped roof form and chimneys that are key architectural features of the Locally Listed building and wider roofscape group setting.

The proposal would not cause any unacceptable loss of light or unacceptable outlook to habitable windows or outdoor living spaces of adjoining properties. As such, the dormer window and rooflights would not adversely impact the amenity of adjoining residential occupiers in terms of loss of light, outlook, or privacy.

Two objections have been received from residents of the adjoining house at 20 Oppidans Road, citing general concerns relating the design of the works and alteration to the roof form and roof line of the group of buildings. One objection references concerns raised within pre-application advice issued under ref. 2024/3354/PRE. The proposal has been substantially amended from the works considered at the pre-application stage, with a rear dormer and rooflights now proposed instead of a hip-to-gable roof extension proposed at the pre-application stage. The host building is part of a group of four buildings which include dormer windows on the rear roof slope and rooflights. The proposed scope of works as part of the planning application are considered acceptable for the reasons cited earlier in this decision notice.

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

- 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.

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 (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).

- 3 + 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.

- 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 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).
- 6 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.

- 7 Conservation roof lights should be recessed into the roof to ensure the frame of the roof lights do not project above the ridge of the roof slates.


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