

Application ref: 2024/5813/P  
Contact: Adam Greenhalgh  
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Date: 20 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

[www.bankheadpartners.co.uk](http://www.bankheadpartners.co.uk)  
Oxford House  
15-17 Mount Ephraim Road  
Tunbridge Wells  
Kent  
TN1 1EN

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Householder Application Granted**

Address:  
**170 Camden Road**  
**London**  
**NW1 9HJ**

Proposal: New windows to two storey rear extension, bi-fold doors on rear elevation (lower ground floor), formation of tall window in side elevation, formation of bi-fold doors and terrace to existing rear dormer, extension and re-cladding of side dormer and alterations to fenestration and re-cladding of front dormer

Drawing Nos:  
Location Plan

Existing: A002 PL1, A003 PL1, A004 PL1, A005 PL1, A006 PL1, A007 PL1, EL001 PL1, EL002 PL2, EL003 PL2, S001 PL1

Proposed: A102 PL1, A103 PL3, A014 PL3, A105 PL2, A106 PL3, A107 PL3, EL101 PL3, EL102 PL3, EL103 PL3, EL104 PL1, S101 PL3

Design & Access Statement (Bankhead & Partners - 24/12/2024)

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 drawings / document:

Location Plan

Existing: A002 PL1, A003 PL1, A004 PL1, A005 PL1, A006 PL1, A007 PL1, EL001 PL1, EL002 PL2, EL003 PL2, S001 PL1

Proposed: A102 PL1, A103 PL3, A014 PL3, A105 PL2, A106 PL3, A107 PL3, EL101 PL3, EL102 PL3, EL103 PL3, EL104 PL1, S101 PL3

Design & Access Statement (Bankhead & Partners - 24/12/2024)

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 permission:

The proposed alterations, including the spiral staircase at the rear, replacement anthracite windows with Corten surrounds in the rear wing, tall window on the side elevation, front lightwell alterations and extended/altered front, side and rear dormers would not harm the appearance of the building or the character or appearance of the Conservation Area.

The proposals would be of a subservient nature, respecting the form and appearance of the existing building. The proposed materials, including anthracite windows with Corten surrounds in the rear wing, metal spiral staircase and lead sheet dormers would be of high quality such that the townscape quality of the building and the character and appearance of the Conservation Area would be preserved. The proposals would be of an appropriate design and materials with the dormer windows of appropriate proportions and the existing two storey rear wing retained with high quality replacement windows.

The new tall window at the side and the glazed bi-fold doors on the lower ground floor at the rear would not be visible within the public realm and also would not affect the character and appearance of the Conservation Area.

The development would not result in any loss of amenity for any neighbouring occupiers. The existing rear two storey rear wing would not be enlarged and there would be no increased overshadowing or overlooking or sense of enclosure for neighbouring occupiers from this.

The spiral staircase would be for access purposes and unlikely to be used for significant overlooking.

The new window in the side elevation - at lower and upper ground floor levels - would not directly overlook any habitable rooms at the adjoining site, 172 Camden Road.

A letter was received from the neighbouring property, with an objection on grounds of increased overlooking from the balcony. However, this would be set back 1m from the edge of the roof and it would not afford direct views of the space immediately to the rear of the neighbouring property. There would be some views to the rear of the neighbouring sites but it is not considered that the new balcony would be unduly invasive when compared with the existing situation vis-a-vi existing windows overlooking adjoining sites in the area.

Questions are raised about the motivation for creating access to the garden from upper ground floor level by way of a spiral staircase, in addition to the access from the lower ground floor. It is questioned whether the aim is to create two separate flats. There are no planning reasons why access to the garden cannot be provided from the lower ground and upper ground floors (including an external staircase thereto). An informative will be added to the effect that the use of the building as two separate dwelling units would require planning permission. The proposed spiral staircase would be set back from the boundaries of the site and would not result in any undue overlooking or loss of garden space. The Camden Square CAAC did raise objections, but their issues have been addressed and so they withdrew this.

The Conservation & Design Team has considered the aesthetic effects of the new spiral staircase and concluded that it would not harm the character and appearance of the site or the Conservation Area.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposals would be in accordance with policies A1, D1 and D2 of the LB Camden Local Plan 2017. They would also comply with the London Plan 2021 and the NPPF 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](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.

- 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 a householder application.

++ 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).

- 6 - 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 You are advised that the use of the building as two or more separate dwellings would require planning permission for which a separate planning application should be made.


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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer