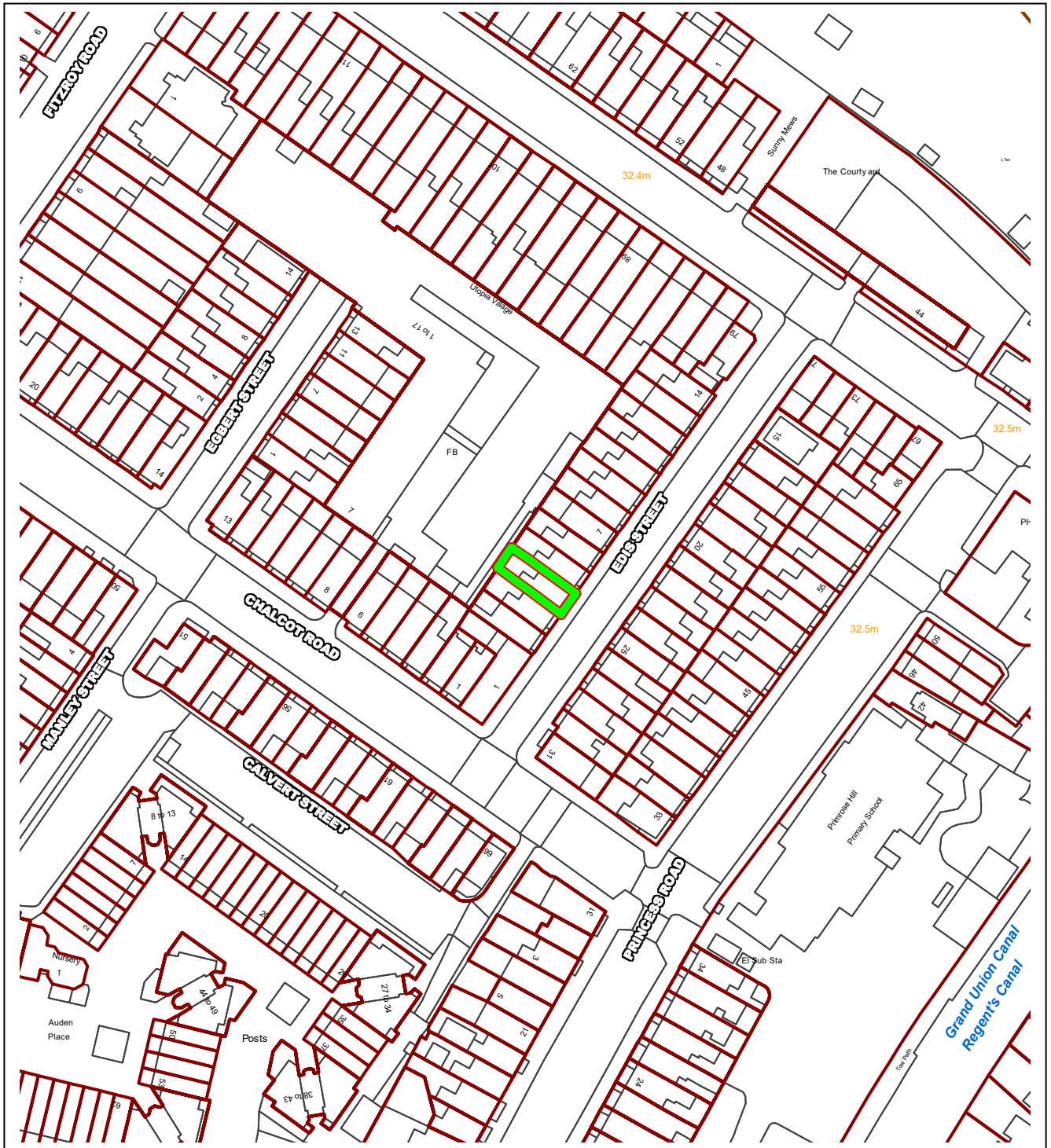
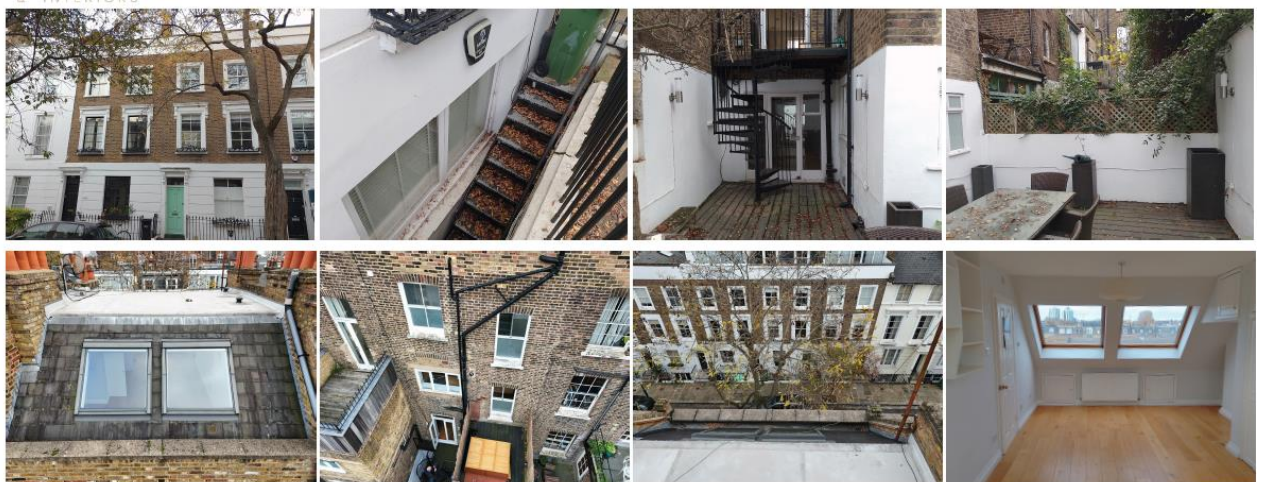


# 2026/0636/P – 4 Edis Street



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Rear terrace showing the two similar style rear mansards at No. 9 and No. 6 Edis Street



Rear garden, view towards no. 5



Elevations



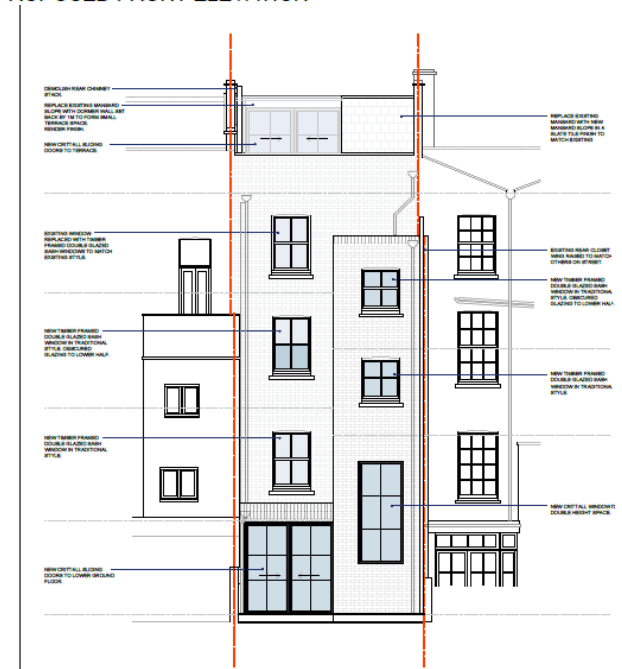
EXISTING FRONT ELEVATION



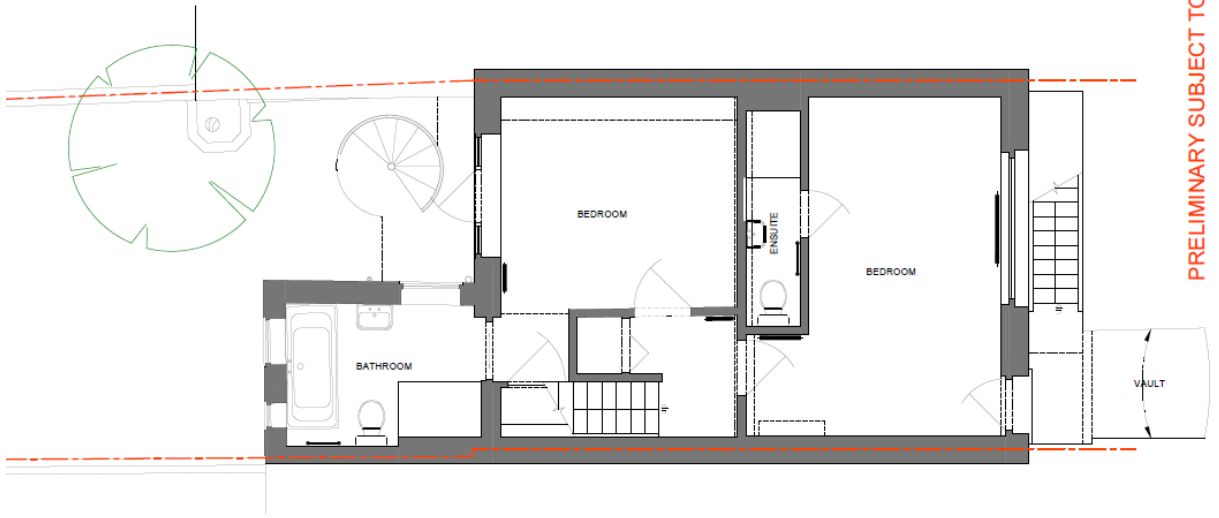
PROPOSED FRONT ELEVATION



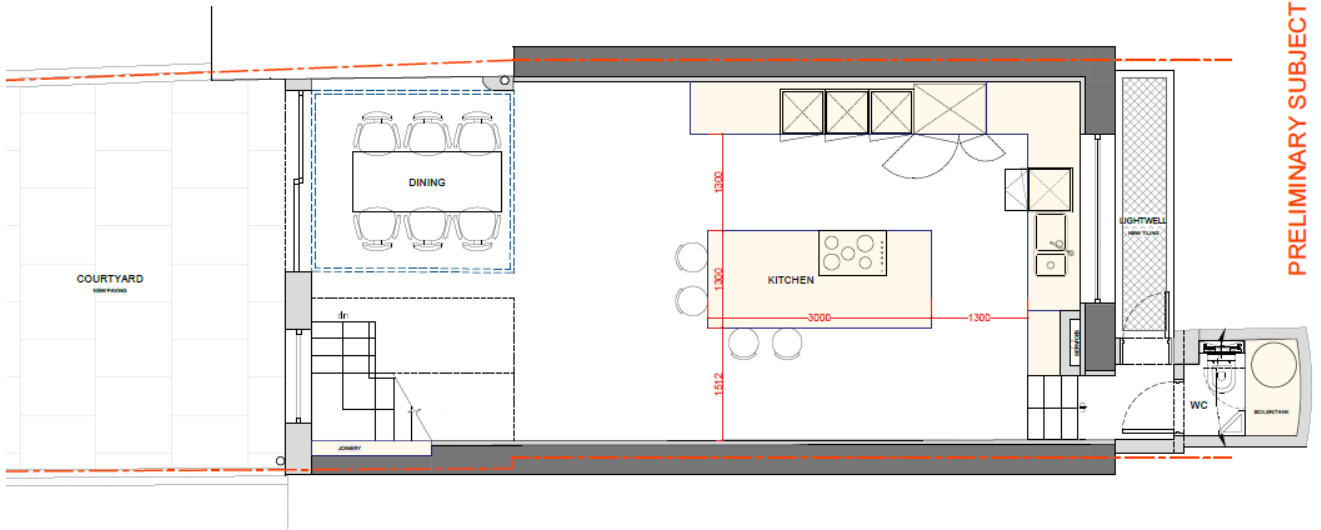
EXISTING REAR ELEVATION



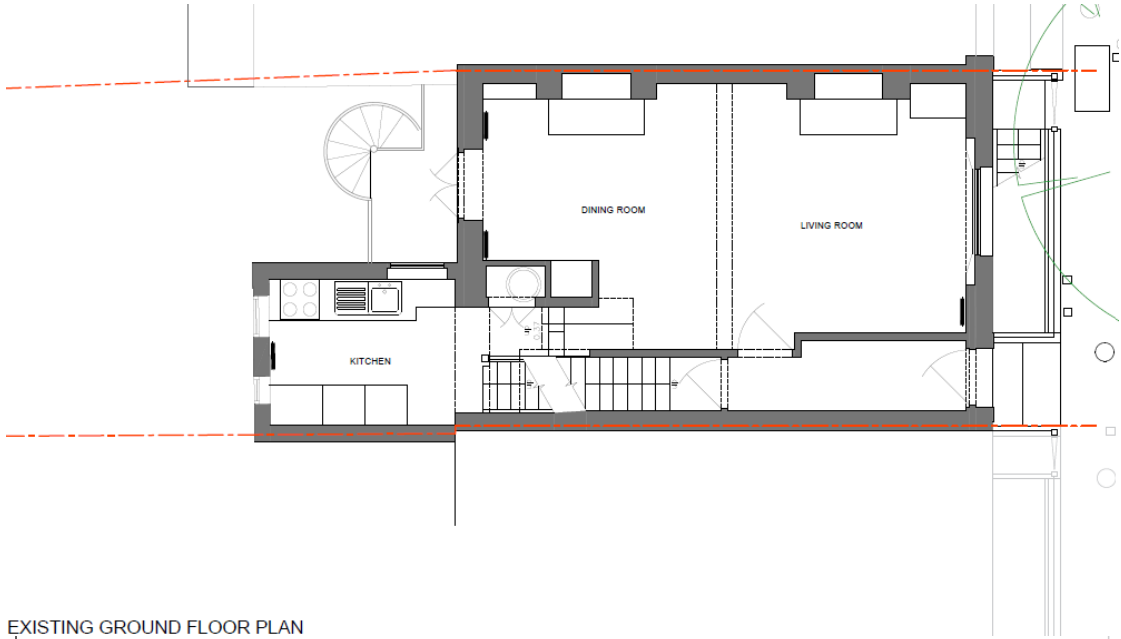
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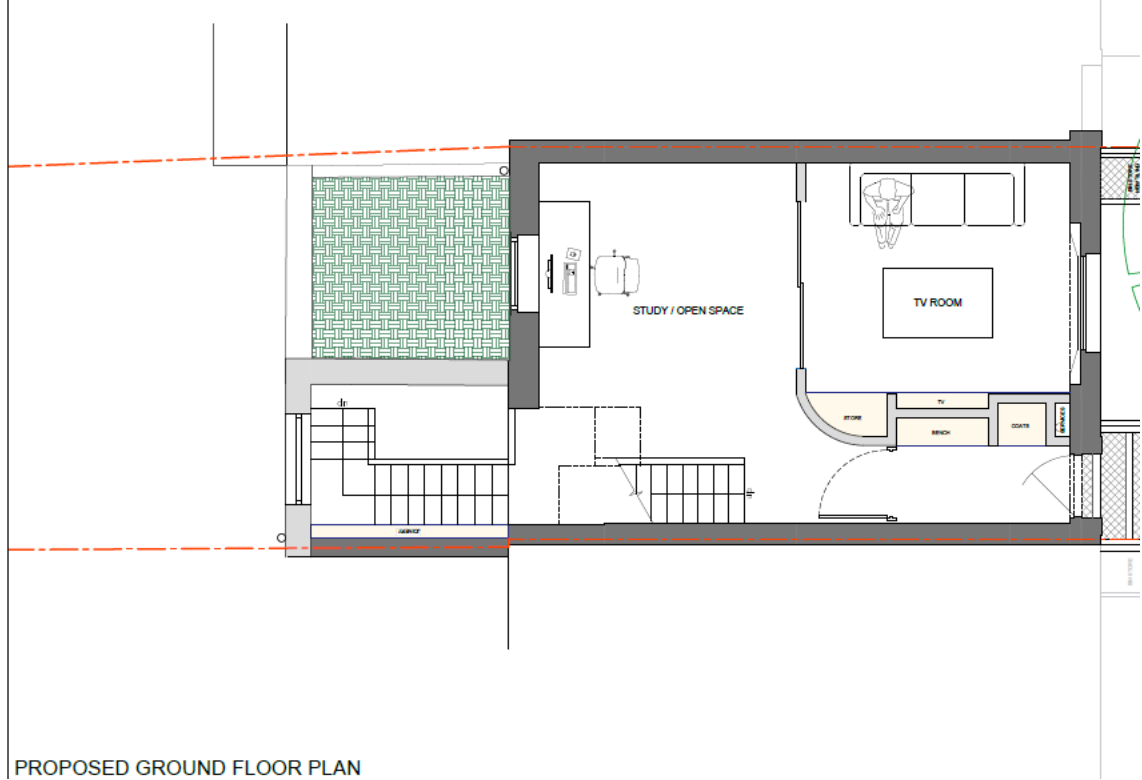
EXISTING LOWER GROUND FLOOR PLAN



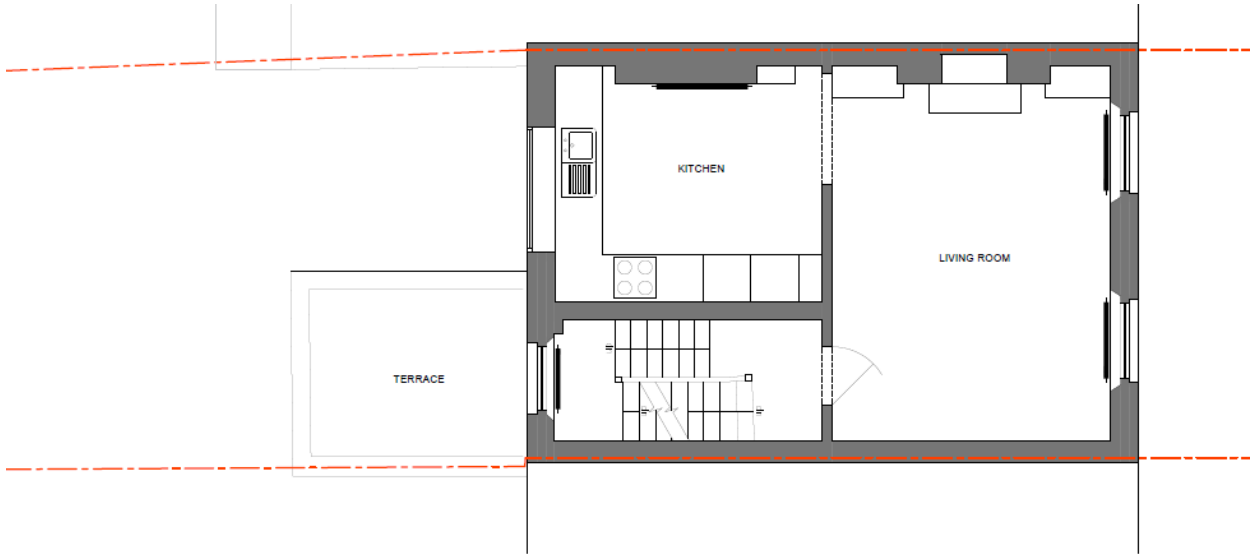
PROPOSED LOWER GROUND FLOOR PLAN



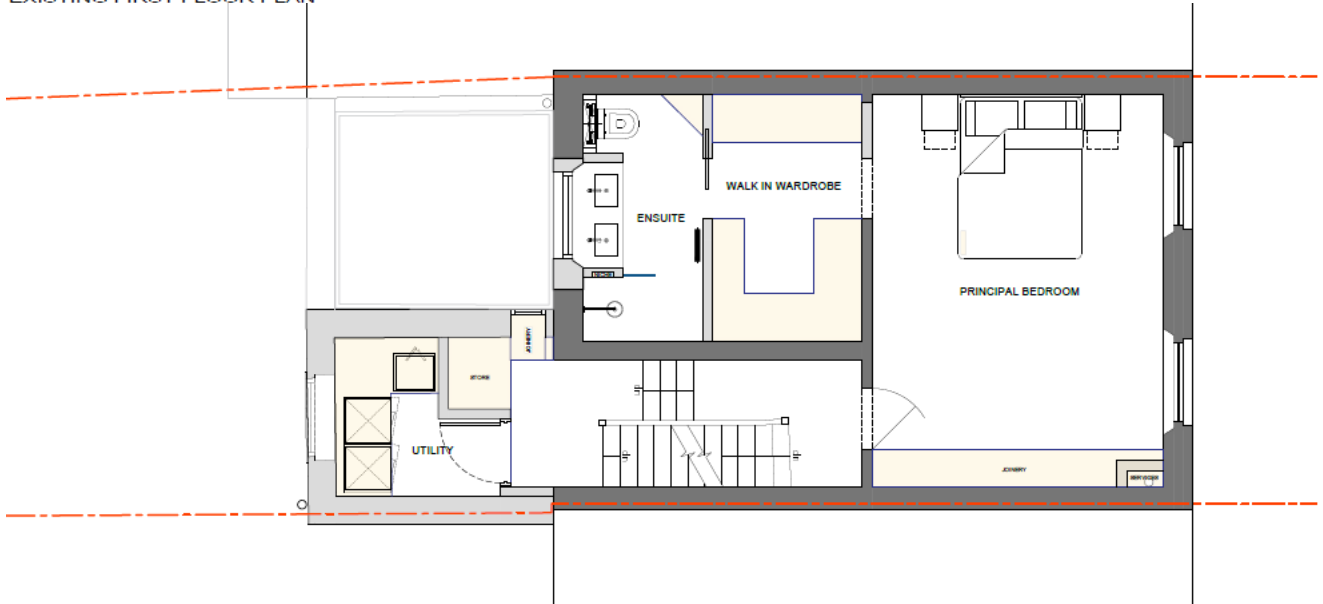
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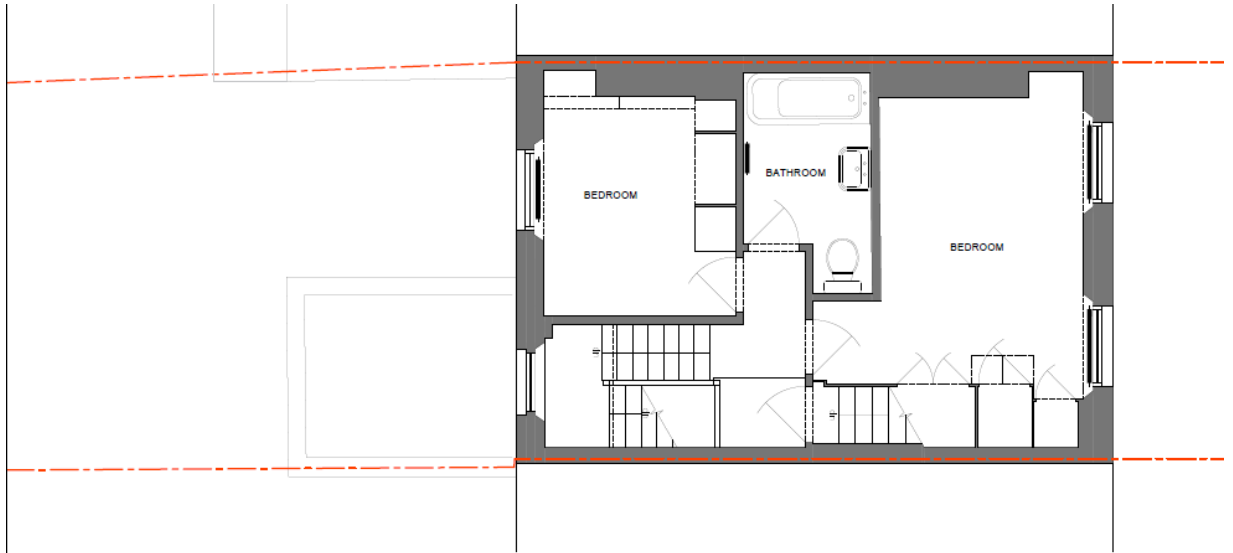
PROPOSED GROUND FLOOR PLAN



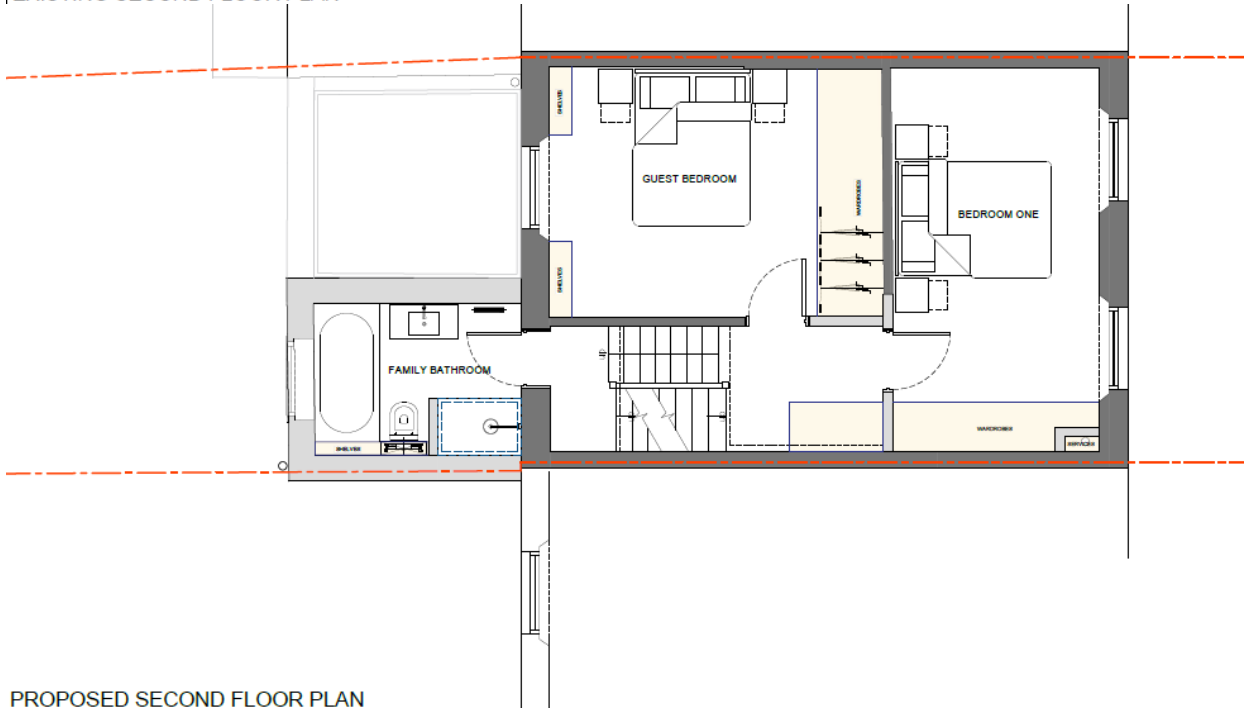
EXISTING FIRST FLOOR PLAN



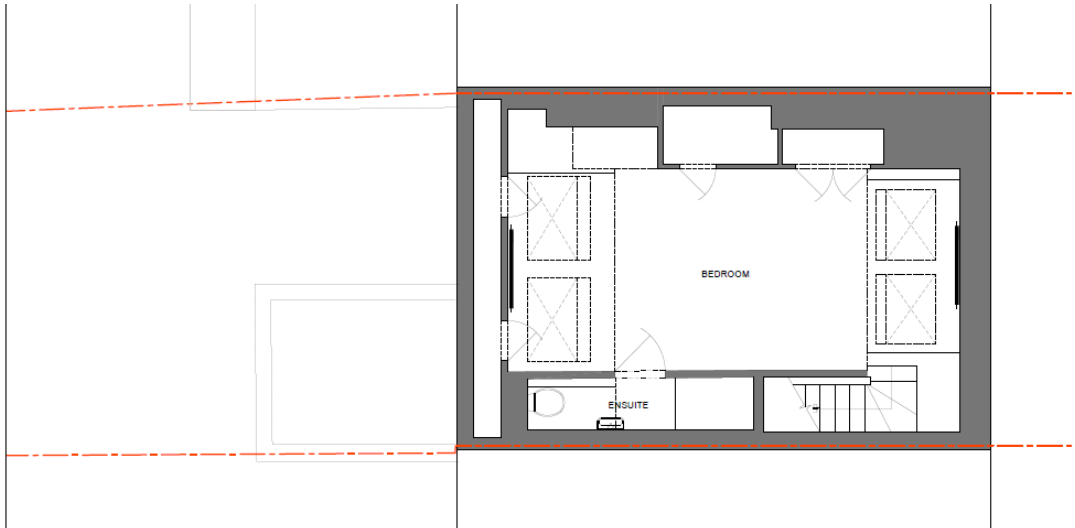
PROPOSED FIRST FLOOR PLAN



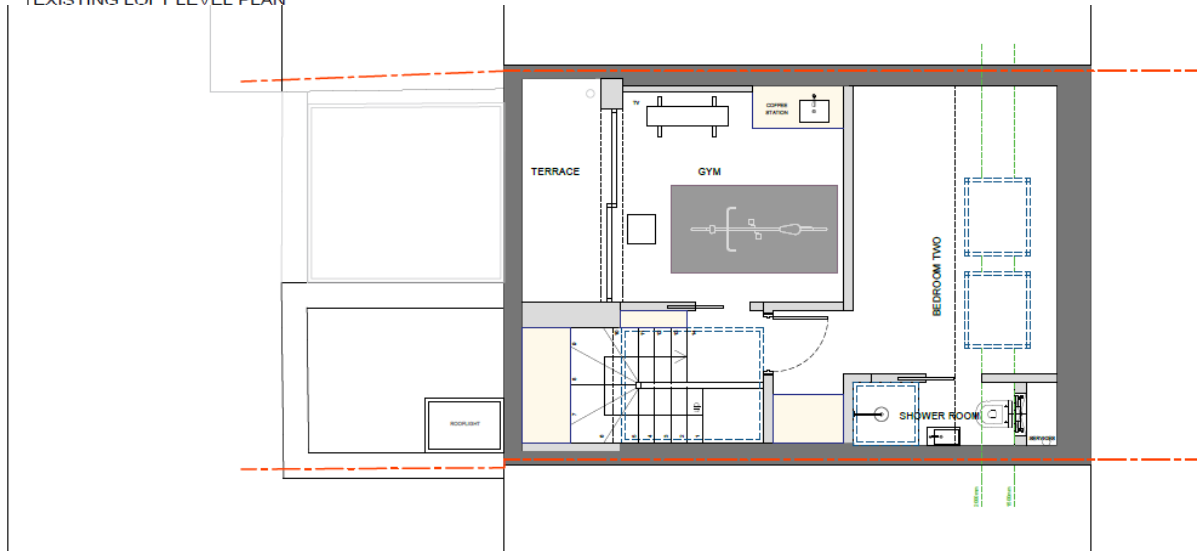
EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



EXISTING LOFT LEVEL PLAN



PROPOSED LOFT LEVEL PLAN

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 24/04/2026		<b>Consultation Expiry Date:</b> 21/06/2026	
<b>Officer</b>				<b>Application Number(s)</b>			
Matthew Kitchener				2026/0636/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Edis Street London NW1 8LG				<i>See draft decision notice</i>			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of lower ground floor rear extension, two storey extension to closet wing at rear, creation of a rear roof terrace, alterations to the front lightwell including infill extension, removal of stairs and associated works, replacement of windows and doors on the front and rear elevations, and installation of rooflights on main flat roof.							
<b>Recommendation(s):</b>		<b>Grant householder planning permission</b>					
<b>Application Type:</b>		<b>Householder Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses</b>  <i>(Officer's responses) in italics</i>		<p>Original Site Notice: displayed from 04/03/2026 – 28/03/2026 Original Press Notice: displayed from 05/03/2026 – 29/03/2026</p> <p>Amended plans were received as outlined below and subsequently the application was re-advertised due to material changes to the scheme and description:</p> <p>Site Notice: displayed from 22/05/2026 – 15/06/2026 Press Notice: displayed from 28/05/2026 – 21/06/2026</p> <p>Objections were received from two neighbours which raised the following points:</p> <ul style="list-style-type: none"> <li>They commented that the proposal would impact on the daylight to their properties, as well breaking a line of natural vegetation.</li> </ul>					

	<ul style="list-style-type: none"> <li>• The loss of the thorn tree would impact on the appearance of the conservation area and biodiversity.</li> <li>• The increase in height of the outrigger would result in a loss of outlook to the neighbour at no. 3.</li> </ul> <p><i>Officer's response: These points are addressed in sections 4, 5 and 6 of the report.</i></p>
<p><b>Local Group Comments:</b></p> <p><i>(Officer's responses) in italics)</i></p>	<p>The Primrose Hill CAAC were consulted and objected to this application and made the following comments:</p> <ul style="list-style-type: none"> <li>• The proposed lower ground floor extension – object due to projecting too far into the garden and resulting in a loss of garden space.</li> <li>• Loss of tree and subsequent biodiversity and ecological value.</li> <li>• Concerned by the extensive demolition of the main rear wall of the house and of the flank wall to the original rear addition.</li> <li>• Concerned that the rooflight to the proposed lower ground floor extension would be a source of light pollution.</li> <li>• Rear extension at first and second floors – object due to height being more than one storey in height.</li> <li>• Loss of light to neighbours.</li> <li>• Vertical extension to rear wall at main roof level.</li> </ul> <p><i>They did not object to the replacement windows or works to the lower ground floor lightwell but did require the imposition of conditions for these details.</i></p> <p><i>Following this objection the applicant amended their proposal. The single storey extension was reduced in depth to match the adjacent outrigger. The initially proposed roof extension above the parapet of the dwelling was altered to retain the roof form of the existing mansard roof and retain the parapet height as existing.</i></p> <p>Primrose Hill CAAC were reconsulted on the amendments and commented as follows:</p> <ul style="list-style-type: none"> <li>• The proposed lower ground floor extension – we welcome the revised proposal to which we have no objection.</li> <li>• Loss of tree - We would want to see no diminution in biodiversity.</li> <li>• Concerned by the extensive demolition of the main rear wall of the house and of the flank wall to the original rear addition - we continue to be concerned about this loss but recognize this remains a concern not an objection.</li> <li>• Concerned that the rooflight to the proposed lower ground floor extension would be a source of light pollution - we recognize that the layout of the rear additions would limit the harm from light pollution, though we always seek to diminish this problem on ecological as well as amenity grounds.</li> <li>• Rear extension at first and second floors/loss of light – object due to height being more than one storey in height - we continue to object to</li> </ul>

these extensions although we acknowledge the argument on local precedent.

- Vertical extension to rear wall at main roof level - we welcome this revision, to which we have no objection.

*Officer's response: These points are addressed in Section 4, 5 and 6 below. The roof of the single storey ground floor extension was subsequently amended from a large rooflight to a living roof.*

## Site Description

The application property is a mid-terrace four storey townhouse. At the rear the property has an existing outrigger covering two floors (lower ground and ground), with a small metal balcony with spiral stair between it and the garden on the main rear elevation. The property also benefits from having an existing mansard roof with a flat roof.

The site is located within the Primrose Hill Conservation Area but not listed. It is identified as being a positive contributor to the conservation area along with the rest of the terrace (1-31 consecutive). Edis Street is identified as a Historically Flooded Street.

## Relevant History

### Application Site

**2025/5351/P** - Certificate of Lawfulness (Proposed), Amalgamation of the two existing self-contained flats into a single dwellinghouse (Class C3). **Granted 21/01/2026**

### National Planning Policy Framework (2024)

### Draft National Planning Policy Framework (2025)

### The London Plan (2021)

### Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- A1 Amenity
- A2 Open Space
- A3 Biodiversity

### Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

### Primrose Hill Conservation Area Character Appraisal and Management Strategy (2000)

## **Draft Camden Local Plan**

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **Assessment**

### **1. Proposal**

- 1.1. Erection of lower ground floor rear extension, two storey extension to closet wing at rear, creation of a rear roof terrace, alterations to the front lightwell including infill extension, removal of stairs and associated works, replacement of windows and doors on the front and rear elevations, and installation of rooflights on main flat roof.

### **2. Revisions**

- 2.1. The proposed scheme has been revised as follows:
  - A proposed roof extension involving the raising of the rear wall above the height of the parapet was removed from the proposal.
  - The single storey lower ground floor rear extension was reduced in depth by 1.0m.

### **3. Assessment**

- 3.1. The material considerations for this application are as follows:
  - Design and Conservation - The visual impact upon the character and appearance of the host property, streetscene, local area and the Primrose Hill Conservation Area.
  - Amenity - The impacts of the scheme on any neighbouring occupiers.
  - Tree and Biodiversity – The impacts of the scheme on trees and biodiversity.

### **4. Design and Conservation**

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality

which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

- 4.2. Local Plan Policy D2 states that the Council will require new development to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, development within conservation areas shall preserve or, where possible, enhance the character or appearance of the area.
- 4.3. The proposed single storey rear extension would measure 3.0 metres in depth (and project as far as the existing outrigger), 4.0m in width and a maximum of 3.1 metres in height. It would be constructed in brick to match the existing dwelling with a living roof. The glazed opening at the rear would be metal Crittall style sliding door frames. The single storey height of the extension and the use of materials to match the main house means it would appear as a subordinate addition to the rear of this property.
- 4.4. There is currently a two-storey outrigger at the rear of the property, and it is proposed to add an additional two floors onto this. The extension would be set down 2.5m below the eaves height of the building and would project off the building 3.0m to match the existing outrigger's dimensions below. Several other properties along the terrace have also increased the height of the outrigger to create 4 storeys including most recently at no. 6 (2014/5983/P) and also at nos. 9, 10 and 11.
- 4.5. The existing building is 4 storeys in height at the rear and forms part of a terrace of identical properties, which share uniform façades at the front. The rear of this terrace, however, does not display any uniformity with an assortment of 2, 3 and 4 storey projections, with some having balconies, at the rear. Given the four-storey height of the building and inconsistent rear elevation of the terrace it is considered that the further extension of the outrigger by the addition of two floors is not overly bulky, nor out of proportion with the building, or out of character within the area in general. Furthermore, it is important to note that the rear is not visible from any public realm, only private views and therefore the impact on the character and appearance of the conservation area is less. The single storey rear ground floor extension will benefit from a living roof which will serve to reduce the visual impact of the development whilst enhancing biodiversity at the site. The details of the living roof will be subject to a condition on the planning permission.
- 4.6. The rear outrigger and lower ground floor extensions would not be significantly visible from outside of the application site, and not at all from public areas. Furthermore, other extensions of a similar size and scale have been built in the local area, and the size, scale and materiality of the extension means it would appear as a subordinate addition to the main house. As such, it is considered that the proposed works would preserve the character and appearance of the host property and the Primrose Hill Conservation Area. The application is therefore considered acceptable from a design and heritage perspective.
- 4.7. It is also proposed to alter the mansard style roof at the rear to insert a partial width roof terrace. The mansard style roof will be maintained on the right-hand side of the property and a roof terrace created adjacent to it, which will be served by a pair of glazed doors. Two new rooflights are proposed to the flat roof element of the mansard roof. The proposed design is similar to existing roof terraces at no. 6 (ref: 9300839, approved 1994) and 9 Edis Street (ref: 31236/R1, approved 1980). The presence of other roof terraces along this terrace is noted at

no. 8, 9, 10 and 13. It is therefore considered that the installation of a partial width roof terrace within the rear element of the mansard roof would not look out of place within this section of the conservation area due to the large amount of rear roof terraces prevalent along this section of Edis Street.

- 4.8. The existing single glazed timber framed sash windows of the property will be replaced with slimline double-glazed units in a timber frame sash design to match the existing windows in both the front and rear. The appearance of the existing frames would be maintained. The new ground and lower ground floor windows within the new rear extension and outrigger will be aluminium framed to give a contemporary appearance and to reflect the contemporary nature of the extensions. Full details of the proposed windows and doors as well as all facing materials are subject to condition.
- 4.9. At the front of the property within the front lightwell a stairway serving the lower ground floor will be removed and a slab installed behind the existing front railing gate at ground floor level to store bins. The existing front railing and gate onto the street will be maintained. An existing vault accessed from within the lightwell area and directly opposite the access door under the front steps will be converted into a WC and this entire area below the front steps will be enclosed with a door installed to facilitate this. This work will not be readily viewable from the street.
- 4.10. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.
- 4.11. As such, the proposed development would preserve the character and appearance of the Primrose Hill Conservation Area, complying with policies D1 and D2 of the Camden Local Plan and the aims and objectives of the Primrose Hill Conservation Area Appraisal and Management Strategy.

## **5. Amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 5.2. To assess the impact on daylight to neighbouring windows following development, the assessment uses the Vertical Sky Component (VSC) test and the No-Sky Line (NSL) test. The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants.
- 5.3. A Daylight Assessment was submitted with the application which identified that the proposal was within BRE daylight guidance levels. The assessment shows that there is a minor adverse loss to the Vertical Sky Component (VSC) of one window to the rear of no. 3 Edis Street at first floor by 0.76 of its former value and the VSC score falling below 27%.

- 5.4. However, officers consider that VSCs lower than 27% are normal for densely-built urban areas, with 20% still considered acceptable. At 0.76 of its former value, the loss is considered to be a marginal transgression, and the window retains a VSC over 26.5 percent. The overall daylight distribution results show that the proposal complies with BRE guidance levels on both neighbouring properties. The extension is therefore not considered to unduly impact on the neighbouring properties by means of loss of light. The amenity of the neighbouring properties would therefore be respected in terms of a loss of day/sunlight.
- 5.5. With regards to the outlook from the neighbouring property (no.3 Edis Street) being affected, it is noted that the nearest windows at the rear of no. 3 are set in approximately 0.8m from the proposed rear extension which projects 3.0m, this separation distance combined with the results of the daylight assessment indicate that although the extension would be viewable from the rear windows of no.3 the proposal would not unduly result in detriment being caused to the outlook of the occupiers due to its distance from the neighbouring windows.
- 5.6. The partial width roof terrace due to its location within the roof form and taking into account other similar roof terraces within the terrace, is not considered to result in any additional loss of privacy to neighbouring properties. Due to the nature and design of the proposal it is not considered that it would cause detrimental harm to the outlook and privacy of the neighbours.
- 5.7. As originally submitted the single storey ground floor extension would have had a large rooflight however this element was subsequently removed and replaced with a living roof and therefore there is no concern regarding excessive light spill from the proposal.
- 5.8. In light of the above, the works would not have any significant impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

## **6. Trees and Biodiversity**

- 6.1. An arboricultural assessment was submitted with the proposal that stated that one tree would be lost due to the scheme and included tree protection methods. An existing thorn tree will be removed to facilitate the rear single storey extension. The Council's Tree officer considers that, this small tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The tree is not considered to be a noteworthy example of its species. The loss of amenity and canopy cover can be mitigated through replacement planting, details of which will be secured by condition. A tree protection condition is also added to protect the street tree at the front of the site during the works.
- 6.2. The proposed development also includes a green roof which improves the biodiversity value of the scheme and ensures that the increased footprint of the extension is somewhat overcome by the introduction of the green roof. As stated above, further details will be secured via condition.
- 6.3. Based on the information available this proposal would not require the approval of a BGP before development is begun because it is a householder application and exempt from BNG.

6.4. In light of the above the proposed development is considered to be in accordance with planning policy A3 of the Local Plan.

## **7. Conclusion and Recommendations**

7.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Primrose Hill Conservation Area, and would not unduly impact on the residential or visual amenity of the surrounding area. As such, the proposals are considered to accord with the requirements of Policies A1, A2, A3, D1, and D2 of the Camden Local Plan 2017. It is therefore recommended that planning permission be granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 13<sup>th</sup> July 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/0636/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
Date: 7 July 2026



**Development Management**  
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[www.camden.gov.uk](http://www.camden.gov.uk)

Aura Architecture & Interiors  
3 Lions Yard  
Tremadoc Road  
London  
SW4 7NQ

Dear Sir/Madam

### **DRAFT DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Edis Street**  
**London**  
**NW1 8LG**

Proposal:

Erection of lower ground floor rear extension, two storey extension to closet wing at rear, creation of a rear roof terrace, alterations to the front lightwell including infill extension, removal of stairs and associated works, replacement of windows and doors on the front and rear elevations, and installation of rooflights on main flat roof.

Drawing Nos: Planning Statement ref: LP1238, PL - 01, PL - 02, PL - 03 Rev B, PL - 04 Rev B, PL - 05, PL - 06, PL - 07 Rev B, PL - 08 Rev B, PL - 09 Rev B, PL - 10 Rev B, PL - 11 Rev C, PL - 12 Rev A, PL - 13 Rev C, PL - 14 Rev A, PL - 15 Rev C, Daylight and Sunlight Assessment February 2026, Arboricultural Impact Assessment by SJ Stephens Associates dated 11/02/2026 ref: 2570.

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: Planning Statement ref: LP1238, PL - 01, PL - 02, PL - 03 Rev B, PL - 04 Rev B, PL - 05, PL - 06, PL - 07 Rev B, PL - 08 Rev B, PL - 09 Rev B, PL - 10 Rev B, PL - 11 Rev C, PL - 12 Rev A, PL - 13 Rev C, PL - 14 Rev A, PL - 15 Rev C, Daylight and Sunlight Assessment February 2026, Arboricultural Impact Assessment by SJ Stephens Associates dated 11/02/2026 ref: 2570.

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.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment by SJ Stephens Associates dated 11/02/2026 ref: 2570". All trees on the site, or parts of trees grow from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include at least one replacement tree in the rear garden to mitigate the loss of T1. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and doors.
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site if required)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 8 Prior to commencement of the living roof, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Biodiversity Net Gain (BNG) Informative (1/3):  
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.

- 2 Biodiversity Net Gain (BNG) Informative (2/3):  
+ 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).
- 3 Biodiversity Net Gain (BNG) Informative (3/3):  
+ 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 & 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.

- 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 (but not limited to) 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, [Building.Control@camden.gov.uk](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).
- 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](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.

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

Chief Planning Officer