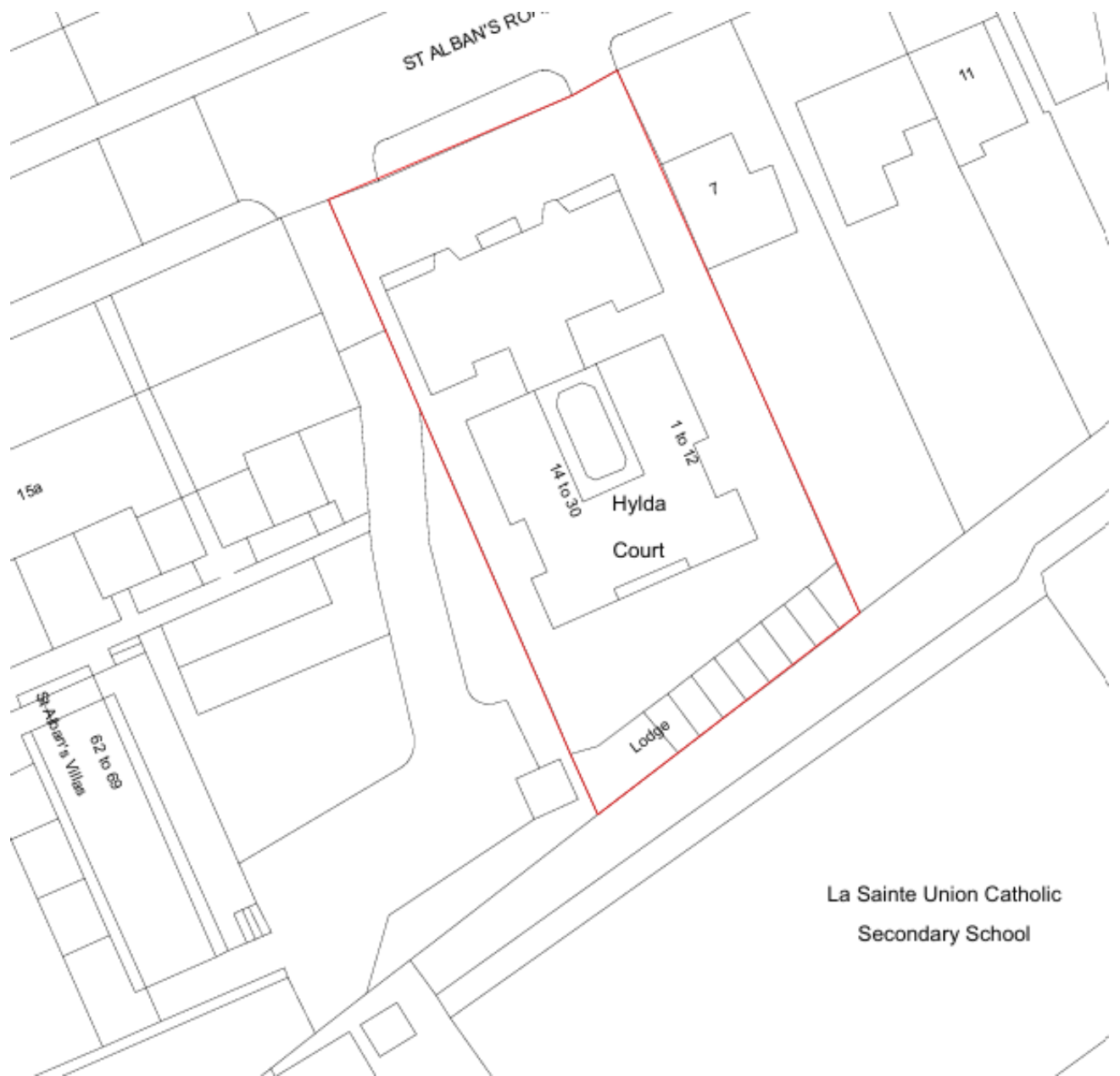


**2026/3966/P - Hylda Court 3 - 5 St Alban's Road London NW5 1RE**



## Pictures document



Hytta Court viewed from St Albans Road



Garage block to the rear of the site



Garage block to the rear of the site

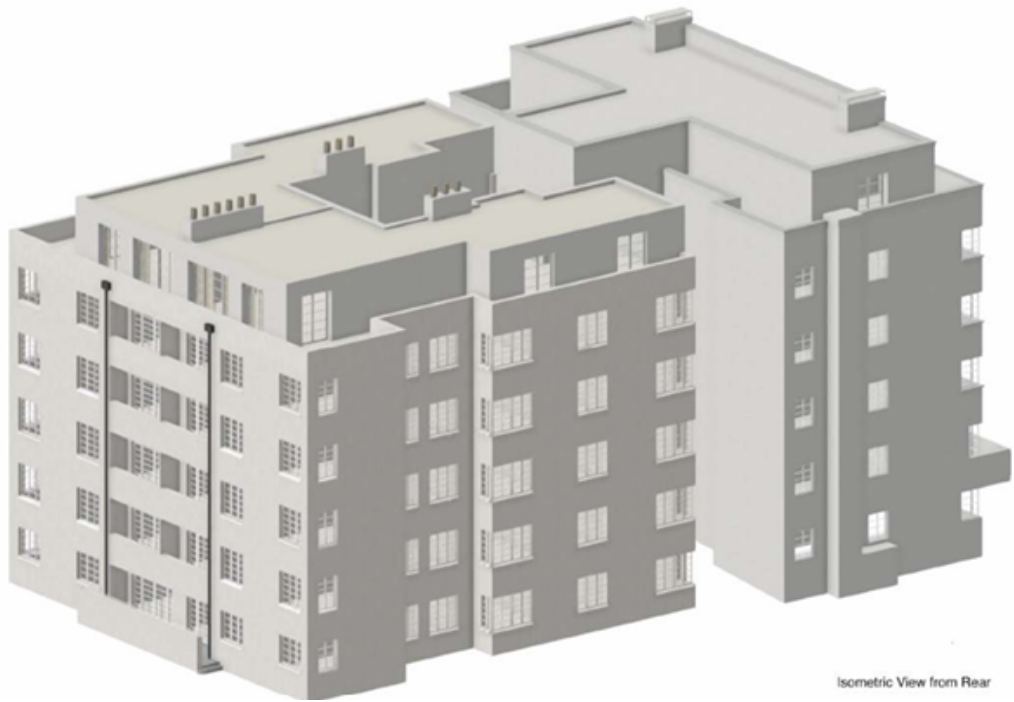
Existing chimneys extended

New centrally located living spaces open onto new balcony corresponding to the existing balconies below.





Isometric View from Front

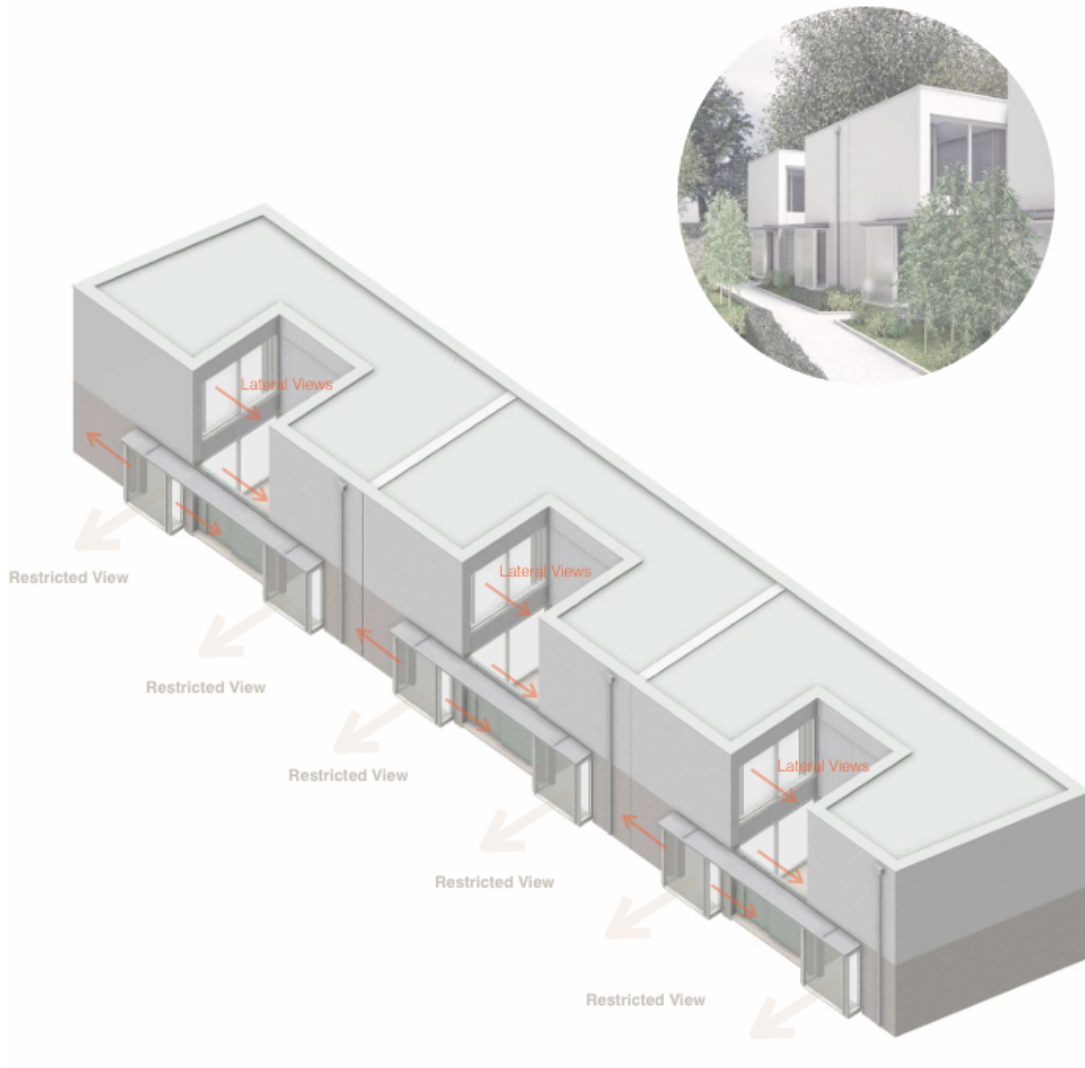


Isometric View from Rear



View from St Albans Road

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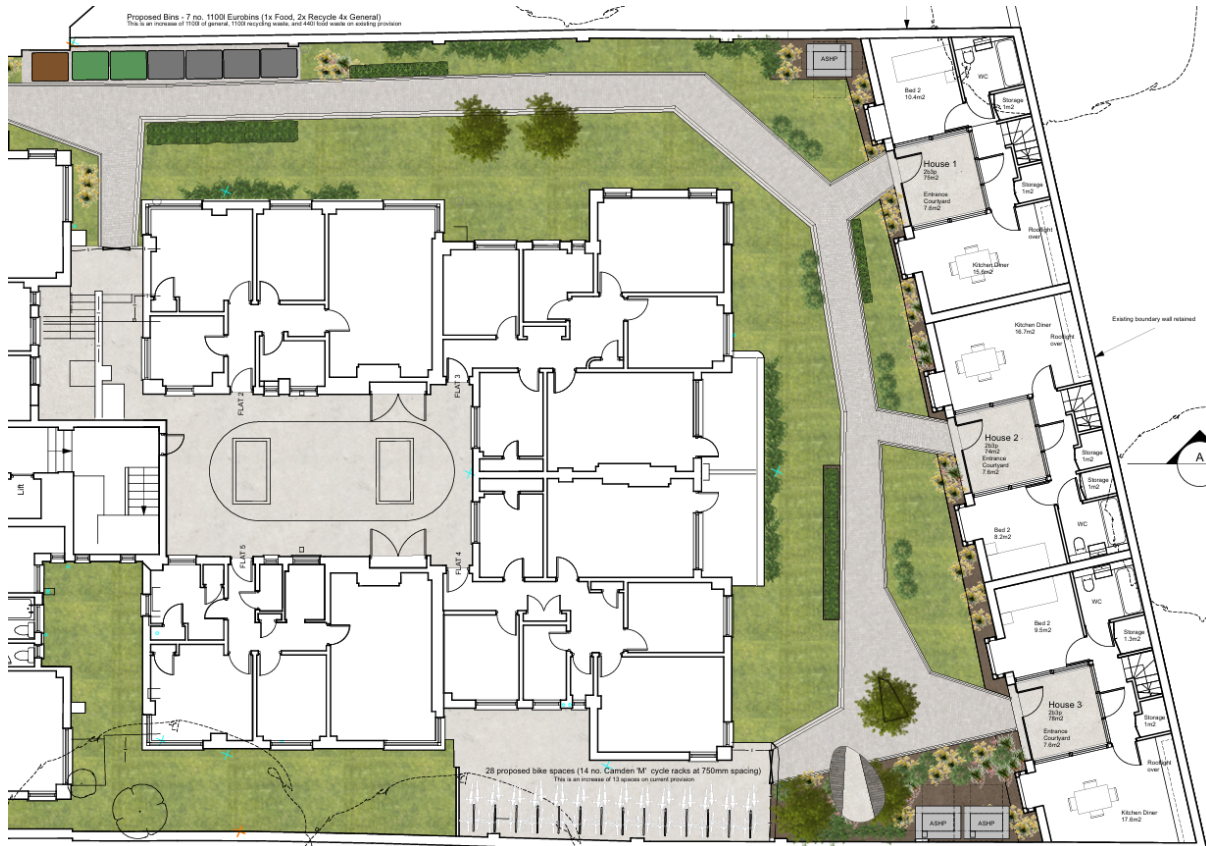


Mews houses & new landscaping

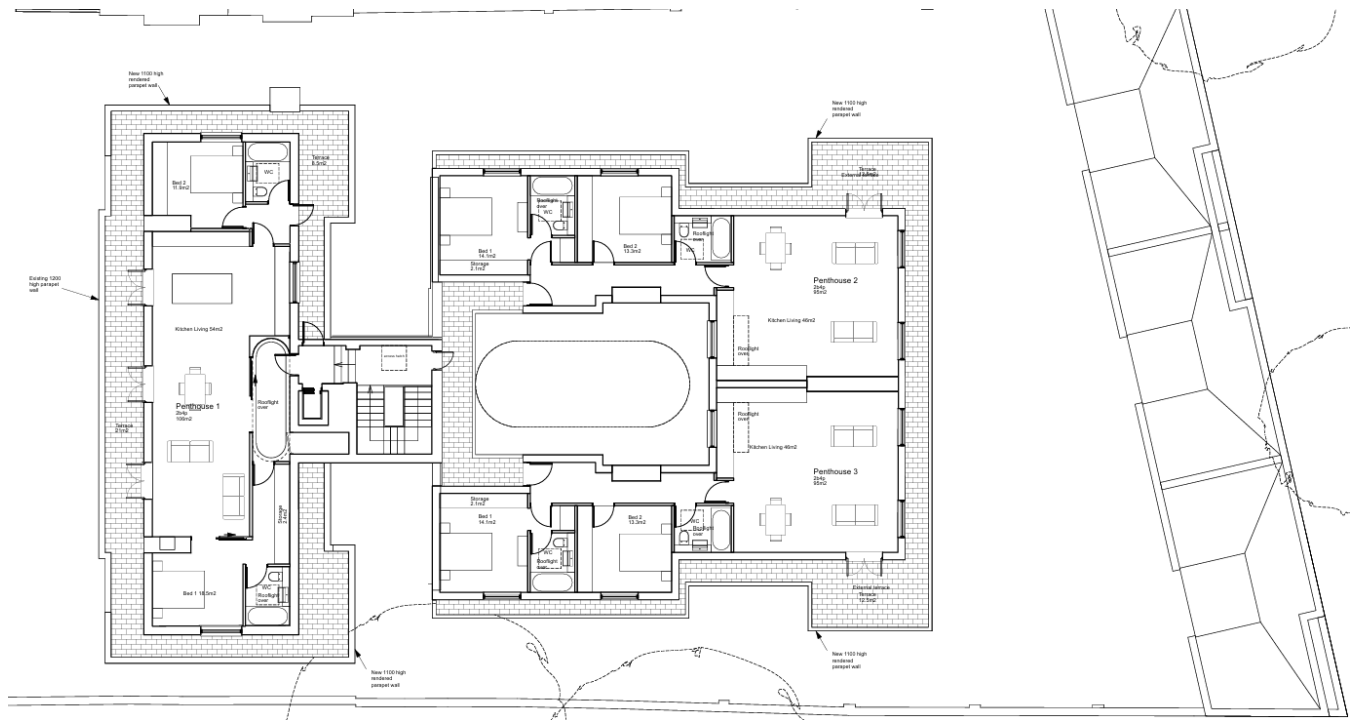


New landscaped garden

# Proposed ground floor/site plan



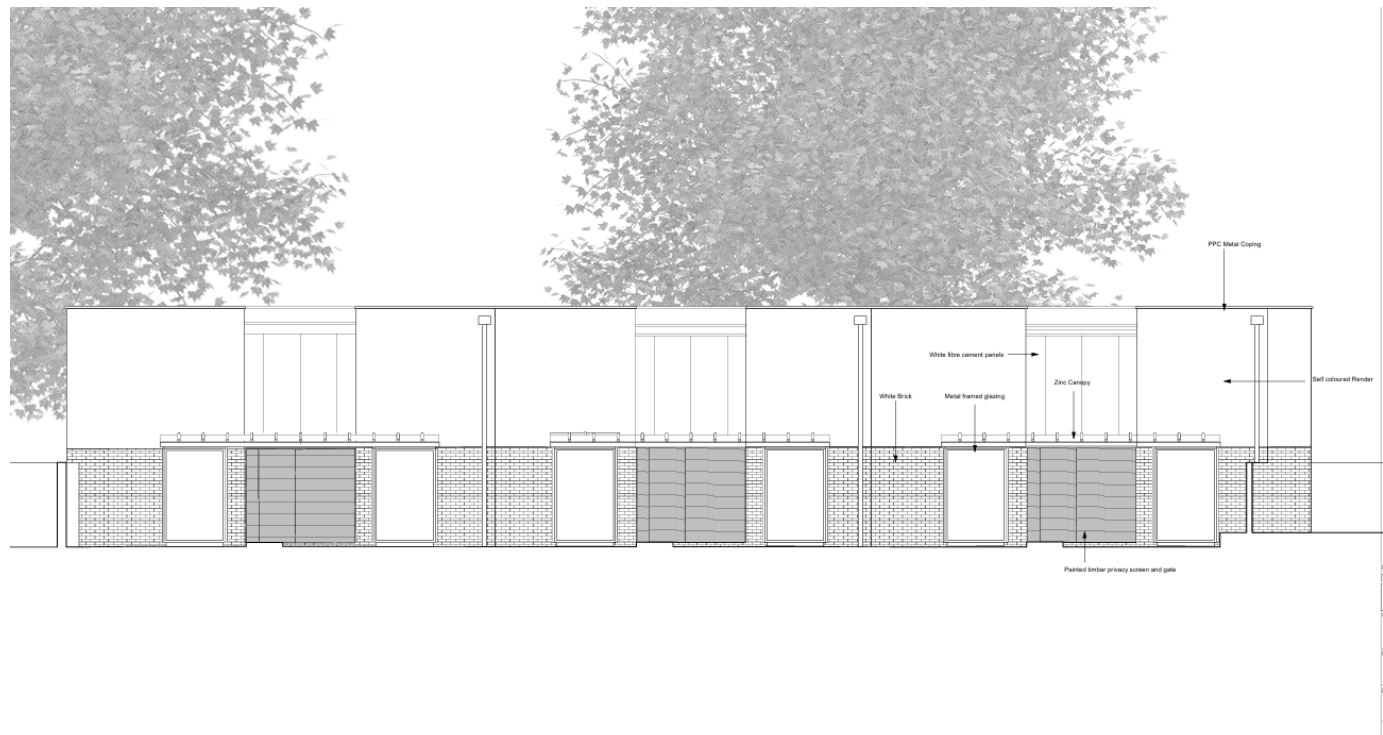
# Proposed fifth floor plan



# Proposed Front Elevation



# Proposed Mews House Elevation



# Proposed Rear Elevation with PV array



# Proposed Side Elevation



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 04/11/2025	
		N/A		<b>Consultation Expiry Date:</b> 25/10/2025	
<b>Officer</b>			<b>Application Number(s)</b>		
Ewan Campbell			i) 2025/3966/P ii) 2026/0840/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Hylda Court 3 - 5 St Alban's Road London NW5 1RE			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
i) Demolition of garage block and caretakers flat and erection of three dwellings. Erection of roof extension to provide three dwellings with terraces, green roofs and plant enclosure. New bin storage and cycle storage associated hard and soft landscaping.					
ii) Partial demolition and alterations to boundary wall behind Hylda Court bordering La Sainte Union Catholic School					
<b>Recommendation(s):</b>		i) <b>Granted conditional planning permission subject to s106 agreement</b> ii) <b>Grant conditional listed building consent</b>			
<b>Application Type:</b>		i) <b>Full Planning Permission</b> ii) <b>Listed building Consent</b>			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	<b>37</b>	No. of objections	<b>26</b>
<b>Neighbour Consultation</b>		A site notice was put up on 24/09/2025 and expired on the 18/10/2025 and a press notice was issued on the 25/09/2025 and expired on the 19/10/2026  57 objections were received from neighbours including by Cllr Lorna Russell. Concerns include:  <i>Land use</i>  - Affordable housing should be on site - Does nothing to shorten Camden's shortage of housing - Goes against Camden's priorities of providing affordable and family housing			

*Officer comments: the Council's policy position is explained in the assessment section below, but due to the size of the scheme, affordable housing does not need to be included and a payment in lieu can be taken. A payment is agreed as part of the application and therefore the application does contribute to the Council's affordable housing programme.*

#### *Design and heritage*

- Harm to Dartmouth park conservation area
- Character of conservation area impacted
- Fails conservation policies and advice within Conservation statement
- Not in keeping with wider pattern of development
- Hylda Court is building of note and will be impacted
- Damage architectural contribution
- Impact art deco design of building
- Overdevelopment
- Excessive height in this location and highest building in street
- Massing is excessive
- Terraces will add visual clutter
- New houses are too close to Hylda Court
- Development is not safe when considering the existing building
- Mews houses have been designed so further storeys could be built

*Officer comments: information regarding impact on heritage assets and design are discussed in the assessment section however the proposal has been designed to be contextual and considerate in terms of scale. The replacement of garages with mews houses as well as landscaping improves on the current arrangement to the rear of Hylda Court*

#### *Impact on amenity*

- Overlooking and loss of privacy issues
- Significant Daylight/sunlight impacts
- No daylight/sunlight assessment has been submitted
- Light pollution issues
- Noise impacts from air source heat pumps

*Officer comments: This is discussed in more detail in the assessment section below. A noise assessment and daylight/sunlight assessment supports the application in relation to the air source heat pumps and impact on residents*

#### *Quality of accommodation*

- New mews houses will have a low standard of accommodation
- Artificial light not enough for occupants

*Officer comments: this is discussed further in the assessment section below.*

#### *Transport*

- Construction noise will impact residents
- CMP vs CLOCS
- CMP is currently not at a good standard and not detailed enough
- Construction impacts on school pupils and nearby residents

*Officer comments: this is discussed in the assessment section below*

however a full CMP which will have to be assessed by the Council's obligations team will be secured as part of the s106 agreement. This will have much more detail than the initial CMP submitted.

#### *Sustainability*

- Demolition of garages unacceptable
- Clarification on whether a cash in lieu is required for carbon offset
- Concerned over breadth of assessment in terms of sustainability
- No green roofs or solar panels
- Impact on local biodiversity

*Officer comments: the assessment of the demolition and sustainability credentials of the proposed site is below. A carbon offset payment is not required for this scheme due to its scale and also green roofs and solar panels are proposed as part of the scheme. The improved landscaping will also improve biodiversity on site.*

#### *Other issues*

- Potential fire issues
- Building is an existing Environmental health hazard
- Increase parking issues
- Current occupants in caretakers flat
- Lift being out of service
- Inadequate community engagement
- Poor experience with management contractor
- Errors relating to uses and energy sources in documents
- Inadequate surveys
- Building is in poor state of repair
- Existing issues with building need addressing
- Extension of lift shaft will impact existing residents
- Impact on wellbeing and quality of life
- Adverse impact on relationship between new and existing tenants

*Officer comments: issues relating to the existing state of the building and fire safety are noted however cannot be considered as part of this planning application as these matters are covered under separate legislation relating to building control. If planning permission is granted these elements will be assessed (and need to be approved) under separate legislation .*

*The inadequate consultation is noted however the statement of community involvement confirmed that the Dartmouth Park Neighbourhood Forum (DPNF) and Dartmouth Park Conservation Area Advisory Committee were consulted and an event was held with the DPNF and residents online. Nevertheless whilst the Council always strongly recommends consultation with residents it is unable to require consultation before a planning application is submitted.*

2 objections were received from neighbours including Cllr Lorna Russell in relation to the LBC application (2026/0840/L). Concerns include:

- Impact on heritage assets Concern over impact on students
- Health and safety concerns
- Safeguarding concerns
- Consultation with school has been poor and were not informed of this application
- Other issues relating to trees on site

	<ul style="list-style-type: none"> <li>- Potential impact on broadband lines</li> <li>- Construction noise</li> </ul> <p><i>Officer comments: Issues regarding impact on heritage assets are discussed in the assessment section below. Issues relating to health and safety, trees, safeguarding, construction, broadband and construction are noted however are not considered under Listed building consents</i></p> <p>One objection was supported by a structural and environmental assessment which claimed that the building is an existing environmental health hazard. Issues included:</p> <ul style="list-style-type: none"> <li>- Existing building fabric</li> <li>- Communal water/heating system</li> <li>- Roof condition</li> <li>- Structural condition</li> <li>- Moisture issues</li> <li>- Energy performance</li> </ul> <p><i>Officer comments: issues relating to the condition of the existing building are not material to the consideration of this application.</i></p> <p>There were 2 comments in support of the proposals. Comments include:</p> <ul style="list-style-type: none"> <li>- Support new homes being built</li> </ul> <p><i>Officer Comments: All of these comments are noted.</i></p>
<p><b>Dartmouth Park Conservation Area Advisory Committee (CAAC)</b></p>	<p>The Dartmouth Park CAAC have been consulted and not commented on the proposal</p>
<p><b>Dartmouth Park Neighbourhood Forum (DPNF)</b></p>	<p>Dartmouth Park Neighbourhood Forum have objected to the proposal. One comment did reference that two members of the DPNF expressed the view this was well designed. Overall the forum have objected and concerns include:</p> <ul style="list-style-type: none"> <li>- Issues with design of the roof extension</li> <li>- One of the new mews house is acceptable but other two are too high and close to existing building</li> <li>- Potential issues of loss of amenity</li> <li>- Concerns over consultation</li> <li>- Significant problems with existing fabric that needs addressed prior to further design</li> <li>- Means of escape issues</li> <li>- Design should incorporate traditional elements</li> <li>- Issues regarding nature of meeting between the DPNF and the developer</li> </ul> <p><i>Officer comments: these comments are noted and discussed in the relevant sections below</i></p>

<p><b>La Sainte Union Catholic School</b></p>	<p>Le Sainte Union Catholic School objected to the LBC 2026/0840/L. Concerns included:</p> <ul style="list-style-type: none"> <li>- Concern over impact on students</li> <li>- Health and safety concerns</li> <li>- Safeguarding concerns</li> <li>- Consultation with school has been poor and were not informed of this application</li> <li>- Other issues relating to trees on site</li> <li>- Potential impact on broadband lines</li> <li>- Construction noise</li> </ul> <p><i>Officer comments: Issues regarding health and safety, trees, safeguarding, construction, broadband and construction are noted and can be addressed under the Construction Management Plan (CMP) which will be secured as part of this permission. Furthermore these are not considered under Listed building consents</i></p>
<p><b>Historic England</b></p>	<p>Historic England was consulted and raises no objections</p>
<p><b>Thames Water</b></p>	<p>Thames Water commented on the proposal. Comments include:</p> <ul style="list-style-type: none"> <li>- Surface water drainage and minimising groundwater discharges</li> <li>- Informative should be attached in relation to mains water</li> </ul> <p><i>Officer comment: these issues are noted</i></p>

**Site Description**

Hylde Court is a purpose built Art Deco residential block comprising 30 flats arranged over 5 floors. The building is concrete-framed, with a pale coloured render facade and horizontal banded windows.

There is an existing block of single storey garages and a two storey caretaker's house to the rear of the main block on the boundary with La Sainte Union Catholic School which is located to the south. The School is Grade II listed and whilst this is not clear, this could also include the curtilage (boundary walls). This wall is the rear wall of the Hylde Court garages however it appears to have been rebuilt and is unoriginal. Nonetheless a listed building consent has been sought by the Council to ensure any works to listed elements of the boundary wall has been assessed.

The site is located in Sub Area 8 of the Dartmouth Park Conservation Area. This area is generally characterised as 'an area of predominantly 19th century properties east of Highgate Road built on a more level area than its surroundings'. The statement carries on to describe St Albans Road itself, 'Between Highgate Road and Brookfield Park there are properties that cover the wide spectrum of 19th and 20th century housing. At the Highgate Road end the 1950s St Pancras Council redevelopment known as St Albans Villas, built on bombed sites, is continued eastwards on the north side, with a corresponding block opposite, Four storey brick with pitched roof, the detailing of the balconies lifts the design. The flats are set back behind hedges and grassed areas. The south side of the road continues with another block of flats dating from the early 1930s, Hylde Court. A five storey block with horizontal metal windows, pale coloured façade, horizontal banding formed 3 by the balconies, a porticoed entrance with reproduction classic '30s lettering. The building is also listed as making a positive contribution to the conservation area.

There are several mature trees on the adjoining land to the rear (i.e. Hepworth Court and the air

shaft). The canopies of these overhang the garages on the site.

This application proposal follows previous pre-apps (2022/2036/PRE and 2023/2703/PRE)

## **Relevant History**

2003/2674/P - The provision of safety rails to existing balconies and alterations to the front entrance to include the provision of handrails and a ramp to allow for disabled access. (Revised Plans Submitted) (Granted 19/03/2004)

2020/2877/P - Demolition of redundant boiler flue and external stack to side elevation, with associated making good to match main building. (Granted 15/10/2020)

2024/4134/P - Demolition of garage block and caretakers flat and erection of three dwellings. Erection of roof extension to provide three dwellings and associated hard and soft landscaping. (Withdrawn 14/11/2024)

## **National Planning Policy Framework 2023**

### **The London Plan 2021**

#### **Camden Local Plan 2017**

G1 Delivery and location of growth

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

CC1 Climate Change Mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC5 Waste

T1 Prioritising walking, cycling and public transport

T2 Parking and Car free development

T4 Sustainable movement of goods and materials

DM1 Delivery and Monitoring

#### **Camden Planning Guidance (CPG)**

CPG Access for all

CPG Design

CPG Amenity

CPG Water

CPG Energy Efficiency and Adaptation

CPG Transport

CPG Developer contributions

CPG Housing

CPG Basements

CPG Biodiversity

### **Draft Camden Local Plan**

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 examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.

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 Camden Local Plan (DCLP) 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. The applicant seeks planning permission for the following:

- 1.1.1. Proposed roof extension to provide 3 x dwellinghouses
- 1.1.2. Demolition of existing garages
- 1.1.3. the erection of 3 x dwellinghouses (Class C3) with;
- 1.1.4. rear landscaping and associated works.

1.2. Listed building consent has also been applied for the following works:

- 1.2.1. Partial demolition of boundary wall
- 1.2.2. Alteration to boundary wall

1.3. Following a full assessment from the Council revisions were sought including

- 1.3.1. Further information relating to the condition of the existing building and development options prior to demolition
- 1.3.2. Improve PV panel array and requested biodiverse roof as well.
- 1.3.3. The application of listed building consent in respect to the works to the boundary wall

### 2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- 2.1.1. Principle of development
- 2.1.2. Design and Heritage
- 2.1.3. Neighbourhood Amenity
- 2.1.4. Quality of accommodation
- 2.1.5. Affordable Housing
- 2.1.6. Energy and sustainability
- 2.1.7. Trees, Biodiversity and Landscaping
- 2.1.8. Transport
- 2.1.9. Water and flooding
- 2.1.10. Site contamination
- 2.1.11. Community Infrastructure Levy

### 3. ASSESSMENT

#### Principle of Development

#### *Loss of existing garages*

- 3.1.1. Policy T1 aims to promote sustainable transport by prioritising walking cycling and public

transport. This is achieved by improving pedestrian friendly public realm, road safety and crossings, contributing to the cycle networks and facilities and finally improving links with public transport. All these measure are in place to ensure the Council meets their zero carbon targets.

- 3.1.2. Policy T2 limits the availability of parking in the borough and requires all new developments in the borough to be car free. This will be done through not issuing car permits and resisting development of front gardens.
- 3.1.3. The scheme involves removing the garages, which are currently not used for car parking due to their small size and only used for storage, to the rear of Hylda Court. This means that the would not displace parking onto the existing and add further pressure. Therefore in accordance with the transport policies above, support the promotion of sustainable travel as well as policies in relation to Car Free development. Overall the removal of the garages is supported.
- 3.1.4. The loss of the existing caretakers flat which is currently used for residential accommodation (C3) is also considered acceptable in terms of land use as this facilitates the increased provision of housing on site.

#### *Provision of new residential buildings*

- 3.1.5. London Plan Policy H1 (Maximising housing supply) sets a 10-year housing target for Camden of 10,380 additional homes from 2019/20 to 2028/29. Policy H1 states that we will seek to exceed the target for additional homes, particularly self-contained homes by (a) regarding self-contained housing as the priority land-use of the Local Plan and (d) where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 3.1.6. Policy H1 states that we will monitor the delivery of additional housing against the housing target, and will seek to maintain supply at the rate necessary to exceed the target. The DLUHC's 2022 Housing Delivery Test (HDT) is an annual measurement of housing completions. It measures whether development plan requirements (or, in some cases, local housing needs calculated by the government's standard method) have been met over the last three years. The government's most recently published figure is for 2022 when the government's measurement for Camden was 69%, which means that Camden's development plan policies are treated as being out-of-date in relation to housing proposals and the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is engaged. There is a need to place great weight on the provision of housing in decision-making. The HDT test measurement demonstrates that the Council is failing to meet its housing targets, which further emphasises the need under Policy H1 to expect the maximum supply of housing from underused or vacant sites.
- 3.1.7. The Council accept the principle of housing on site, following on from the pre—application advice supporting backland development of this nature. Overall the proposals comply with policies H1, D1 and G1 of the 2017 Local Plan.

#### *Unit mix*

- 3.1.8. Policy H7 of the Local Plan aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The policy requires that all housing development, including conversion or extension of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) (see below); and includes a mix of large (3 or more bedrooms) and small homes.

**Table 1: Dwelling Size Priorities**

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

- 3.1.9. The proposed mix includes 3 two bed houses and 3 two bed apartments. Considering the site constrains it is welcomed that two bedroom properties are being proposed and represents a benefit of the scheme as they are all under high priority. All units feature two bedrooms; and area split between three 3-person units and three 4-person units which is acceptable.

### Design and Heritage

- 3.1.10. Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that where the development is in a conservation area, special regard must be given to preserving or enhancing the character and appearance of that conservation area.
- 3.1.11. The NPPF requires its own exercise to be undertaken as set out in chapter 16 (Conserving and enhancing the historic environment). Paragraphs 207 - 216 require consideration as to the impact of a proposed development on the significance of both designated heritage assets and non-designated heritage assets, including an assessment and identification of any harm/the degree of harm.
- 3.1.12. Paragraph 123 of the NPPF states that:
- Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*
- 3.1.13. London Plan policy D3 (Optimising site capacity through the design-led approach) also supports development which makes efficient use of land using a design led approach. This includes ensuring the development is most appropriate in terms of land use and form for the site and the development provides the correct density whilst optimising the capacity.
- 3.1.14. The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.1.15. The Dartmouth Park conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park.
- 3.1.16. Whilst the proposed development has been discussed in principle in the section above it is important to recognise that regional and local plan policies support the opitmsiation of sites and the densification of sites using a design-led approach. The design has considered the overall site capacity and provided the most appropriate development in terms of massing and land use. The three mews houses and three apartments within a single storey roof

extension represents a carefully considered optimisation of the sites capacity in terms of housing and therefore successfully optimises the sites capacity complying with policy D1 (Design) of the 2017 Local Plan and London Plan policy D3 (Optimising site capacity through the design-led approach)

### *Roof extension*

- 3.1.17. The proposed roof extension appears as a traditionally designed roof extension which continues the dimensions and angles of the existing art-deco designed building. In terms of scale, the single storey nature of the extension means that it does not read as a dominant addition, ensuring that it is subservient to the main building. This is also helped by the existing brick parapet and the building line of the extension being considerably set in from the main building further enhancing its subservient nature.
- 3.1.18. The extension has been designed using traditional art deco features, continuing the features from the original building. The use of stepped parapet to the front, extending chimney stacks, using matching render and metal coping and the introduction of crittal style windows are all supported and result in a calm addition which gently nods to the existing building. Because of these elements the extension therefore provides a high quality addition, continues the existing architecture of the building and therefore preserves the character of the building and conservation area. Final details of the render, PPC metal coping and windows will be secured via condition to ensure the extension is high quality.
- 3.1.19. Following amendments requested by officers, a bi-solar roof is proposed on top of the extension which includes an extensive green roof and large PV panel array. Considering the nature of the building and the proposed bulk of the panel structures the benefits of the introduction of renewable energy sources on the building heavily outweigh the relative small impact on the character of the building. With the green roof, this is a positive introduction, slightly softening the overall appearance and improving the greening for the site. Both these elements will be secured by condition. Overall, the extension with these elements still preserves the character of the building and conservation area.

### *Mews Houses*

- 3.1.20. The scheme includes the demolition of the existing garage and small caretakers flat to the rear of the site. These structures are single storey across the rear and first floor to the southeast corner. The proposal seeks to add two storey additions across the whole rear.
- 3.1.21. The overall scale and massing of the mews houses is appropriate for garage and backland development appearing subordinate in the context of the host building and proposing small additions which do not appear overbearing. Considering the buildings are only partly building a single storey higher than what is already there in the form of garages the overall increase of the scale and massing is small and not adverse. The buildings retain the spatial relationship of the site and keep a definitely subordinate or backland character which is appropriate for the site. Whilst the mews houses are seen from the street, and being two storey, do marginally obstruct the view through, these are set back significantly and are not tall enough to have an adverse impact on the character of the conservation area. Considering garages are already existing the only difference is a small proportion of the additional storey and ultimately will preserve the character of the conservation area.
- 3.1.22. The site is constrained and the overall design remains functional in order to overcome issues of internal daylight and impact on neighbouring amenity. However with these constraints the design provides some interesting features and nods to the existing art deco building of Hylda Court. Elements like the courtyard, and opaque glazing with metal framed glazing to the front arranged symmetrically are well designed and thought out but also link to the art deco style adjacent. Using opaque glazing to the front but clear to the side means the homes are

not completely inactive to the front and still provide defensible space. The use of both render and brick with timber gates add character to the building with a mixed material palette confirming a material palette similar to ancillary buildings which these houses are replacing. Overall the design is of high quality given the existing constraints and further details of the condition will be secured via condition to ensure the finish is of high quality.

- 3.1.23. The mews houses also include green roofs which are welcomed, softening the proposals and provided further greening which will be secured via condition.

### *Landscaping*

- 3.1.24. Not only does the proposal include extensions and new buildings, there is also a comprehensive landscaping scheme proposed for all residents. This includes increased greening and soft landscaping around the building as well as private amenity spaces. This establishes public benefit for the scheme for all residents improving the condition of the space around the property meaning a garden of almost 400sqm is created, increasing the greening and providing amenity spaces for everyone. Whilst the details are acceptable, final details will be secured via condition to ensure these are of high quality.
- 3.1.25. The landscaping also includes including new bin and bike stores for all residents which are in sensitive areas and improve the infrastructure already there which is welcomed.

### *LBC – Partial demolition of the boundary wall*

- 3.1.26. The consent relates to the boundary wall within the curtilage of the grade II listed school La Sainte Union des Sacres Coeurs. The building was originally a Roman Catholic convent built c1864 with later additions. It is of Yellow stock brick with Bath stone dressings and has a symmetrical, classical facade.
- 3.1.27. The boundary wall encloses the playing fields which include a tennis court. It is not clear when the wall was constructed, however it's appearance would suggest it was sometime during the 20<sup>th</sup> century. The wall is consistent in height apart from the area which is the subject of the application and indicates that this part of the wall is not original as it becomes significantly higher at this point and is of different material. Following further information sought, pictures show the wall is not made of traditional masonry but of ordinary, not particularly high quality materials which divert from the original wall's materials.



- 3.1.28. Whilst the Council assert this part of the wall is then not part of the traditional wall and therefore potentially not part of the listing, an LBC has been submitted to ensure this is sufficiently assessed.
- 3.1.29. The proposals are to demolish a small area of the top part of the wall to facilitate the building the three mews houses to the rear of Hylda Court. The demolition is supported as this part of the wall is not significant in terms of fabric or design.

- 3.1.30. However in order to ensure the impact on the setting and special character of the listed building is as small as possible, the rebuilding of the wall is carried out in bricks to match the existing wall. This is to ensure the appearance of the wall remains much the same and that there is not a contrasting element of wall providing the boundary to the curtilage of the school. A condition should be added to the consent requiring brick sample and panel to be provided.
- 3.1.31. Overall the proposal will not adversely impact the setting or special character of the adjacent listed building
- 3.1.32. Overall the Council has had special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area and listed building and the proposal complies with Local Plan policies D1 (Design) and D2 (Heritage) of the 2017 Local Plan.

### Neighbourhood Amenity

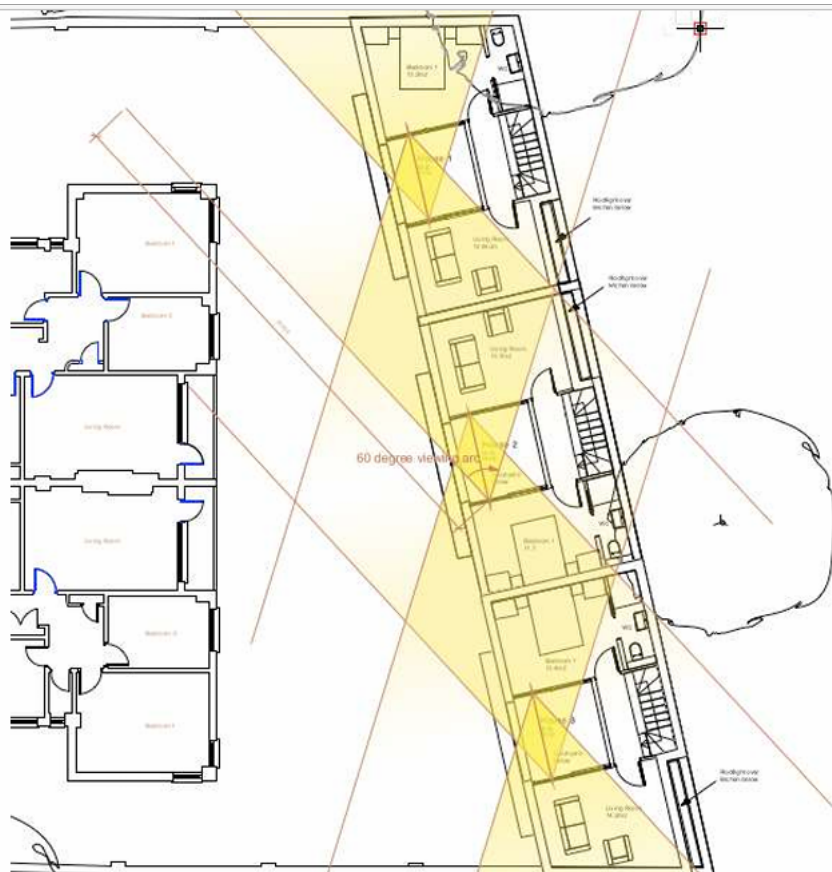
- 3.1.29. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

#### *Outlook and enclosure*

- 3.1.30. In terms of the roof extension to Hylda Court, due to its roof top nature and that it is built above the existing occupants of the building, the any impact on outlook or enclosure is minimised and not harmful. For the neighbours either side, the extension is sufficiently set back as not to appear overbearing or contribute to a adverse loss of outlook. Both neighbours east and west are also set away from the host building which helps ensure any impact is further minimised.
- 3.1.31. In terms of the mews buildings and apartments to the rear of Hylda Court, whilst it is recognised that, the building line has come closer and the height has increased, there are already existing garages located to the rear which the new houses will replace. This does have an impact on outlook however considering the existing situation it does not adversely change this and overall is not harmful to these occupants.
- 3.1.32. The mews buildings replace existing garages only increasing the height slightly. Due to their location, to the rear of the site and therefore as far away as possible to existing neighbours the impact on neighbours from the mews buildings is acceptable.

#### *Privacy and overlooking*

- 3.1.33. During pre-app discussions, concern was raised by officers regarding the impact on privacy and overlooking especially for the apartments to the rear of Hylda Court. In the submission, agent has provided diagrams demonstrating how the mews house design has offset views from windows between the mews house and rear of Hylda Court. This is shown in the image below:



3.1.34. It is clear that the design has intentionally looked at this issue and provided an acceptable solution which enables a good level of accommodation but also protects privacy and reduces overlooking as much as possible. It is also important to say that the windows facing directly out to the rear of Hylda Court are obscure glazed and these views are only from the internal courtyard windows. The images below demonstrate this arrangement showing the obscure glazed front windows and modest side windows:



3.1.35. Whilst the proposed roof extension's windows, do not change the existing relationship between neighbouring buildings and therefore do not contribute to an adverse impact on privacy and overlooking, the roof extension does contain roof terraces on the north, east and west elevations. Whilst the level of overlooking will increase as a consequence the terraces are small and located some distance away from the neighbouring properties. Many properties along the road are terraced and have some degree of overlooking into neighbouring properties and gardens which this arrangement will not drastically later. Therefore on balance the terraces are acceptable and not contribute to an adverse impact on overlooking or loss of privacy.

*Daylight/Sunlight*

3.1.36. A Daylight, Sunlight and Overshadowing Report has been submitted as part of the application which details any impacts upon neighbouring properties.

3.1.37. The methodology and criteria used for the assessment is based on the approach set out by BRE guidance. The report makes use of several standards in its assessment of surrounding buildings which are described in the BRE guidance:

**Vertical Sky Component (VSC)** – *The BRE considers that daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (a reduction of more than 20%) its former value.*

**No Sky Line (NSL)**, also known as Daylight Distribution (DD) – *The NSL figure can be reduced to 0.8 times its existing value (a reduction of more than 20%) before the daylight loss is noticeable.*

3.1.38. **Annual Probable Sunlight Hours (APSH)** - The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months. Impacts are noticeable if less than these targets, and sunlight hours are reduced by more than 4 percentage points, to less than 0.8 times their former value. It recommends testing living rooms and conservatories.

3.1.39. The Daylight and Sunlight Assessment shows that most neighbouring homes will still receive a good level of daylight after the development is built. The results have been tested against the BRE Guidelines, which are widely used in planning.

#### *Vertical Sky Component (VSC)*

3.1.40. The VSC test shows that 47 out of 60 rooms (78%) meet the BRE standards however a total of 13 rooms do not meet the target. When looking at the rooms themselves 10 of these are small kitchens (under 13sqm) to the rear of Hylda Court and so treated as a non-habitable rooms therefore are not required to be tested under the BRE guidelines.

3.1.41. Of the habitable rooms that fail, two are living rooms and one is a bedroom. For the bedroom, these are classed as less important rooms in terms of testing but also the shortfall is only very minor. With the living rooms, the existence of balconies and recessed windows also contribute to lower scores and limit daylight meaning that the existing building design impacts the results.

#### *No Sky Line (NSL)*

3.1.42. The NSL test shows that 44 out of 60 rooms (73%) meet the BRE standard. A total of 16 rooms fail 13 are small kitchens (non-habitable) therefore only three habitable rooms are affected. Two of these are living rooms which are only single sided and have limited daylight anyway. The bedroom shows a small loss of lit area (around 0.66sqm), which is considered limited and therefore acceptable.

#### *Annual Probable Sunlight Hours*

3.1.43. The sunlight tests show that the majority of windows will continue to receive good sunlight. 52 out of 59 windows (88%) pass the annual test and 55 out of 59 windows (93%) pass the winter test. Therefore the impact is considered minor; almost all of the failing windows serve small kitchens (non-habitable) and all windows still receive direct sunlight during the year.

3.1.44. Overall whilst there are some failures, only to Hylda Court, there are some significant

mitigating factors including the habitable nature of rooms, existing building design but also the fact that under BRE rules, a window is only significantly affected if it fails all three tests, which is not the case here

- 3.1.45. In terms of noise, it is proposed to install 6no. S2125-12 ASHP units and a noise assessment has not been submitted. An acoustic assessment has been submitted for the installation of for the proposed new air source heat pumps at Hylda Court in Camden, London.
- 3.1.46. In consultation with the Council's Environmental Health team, the noise from the proposed use have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.
- 3.1.47. The assessment indicates that the proposed installation is capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. Therefore the acoustic submission meets our local plan guidelines and compliance conditions are placed on the application.
- 3.1.48. Overall the proposal complies with policies A1 and A4 of the 2017 Camden Local Plan and Amenity CPG

#### Quality of accommodation

- 3.1.49. CPG Housing & CPG Design highlights the importance of high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. All units appear to exceed the national space standards in terms of overall GIA. Below a table shows the GIA of each flat.

Flat Number	Apartment Type	NSS GIA	Internal GIA
Penthouse 1	2B4P	70sqm	106sqm
Penthouse 2	2B4P	70sqm	95sqm
Penthouse 3	2B4P	70sqm	95sqm
House 1	2B3P	70sqm	77sqm
House 2	2B3P	70sqm	76sqm
House 3	2B3P	70sqm	78sqm

- 3.1.50. All units contain at least 5sqm of private amenity space including roof terraces for each of the penthouses houses and a ground floor courtyard for the mews houses.
- 3.1.51. In terms of internal configuration, the penthouses have a functional layout and are dual, and triple aspect, using this to maximise daylight and outlook to the habitable rooms. This approach is supported and acceptable.
- 3.1.52. With the mews houses, during pre-application, officers had accepted the site constraints for housing but raised concerns regarding outlook and enclosure which is reflected in the published report. The Council accepts that infill development can provide less outlook or even privacy than other forms of new development; however, in this case, further information has been provided which demonstrates that the houses do provide an acceptable level of outlook with multiple oblique views and views across the courtyard. Considering the existing building this arrangement actually works well in working as hard as it can to provide outlook.
- 3.1.53. The concerns regarding privacy of these units has been addressed through obscuring the glazing on the ground floor. During pre-app timber shutters/louvres were recommended which has been implemented in the submitted design. This now works successfully in providing enough privacy for prospective occupants but also maintaining outlook and not feeling like a blank façade for Hylda Court residents.

- 3.1.54. A daylight and sunlight assessment has been submitted to demonstrate that each room of the units have an adequate level of access to daylight and sunlight. The assessment shows that each unit would benefit from enough daylight/sunlight and is therefore accepted
- 3.1.55. Overall the proposal complies with policy D1 of the Local Plan and provides good standard of accommodation.

#### Affordable Housing

- 3.1.56. Local Plan Policy H4 seeks to maximize the provision of affordable housing. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes starting at 2% for one home and increasing by 2% of for each home added to capacity. Capacity for one additional home is defined within the Local Plan as the creation of 100m<sup>2</sup> of additional residential floor space (GIA). In assessing capacity, additional residential floor space is rounded to the nearest 100m<sup>2</sup> (GIA). Where developments have capacity for fewer than 10 additional dwellings (or 1000sqm), the Council will accept a payment in-lieu of affordable housing. Policy H4 accepts that a payment-in-lieu is often the most appropriate means to secure this provision in schemes of under 10 units and no longer requires off-site provision to be explored for schemes of this scale.
- 3.1.57. The Council's current adopted multiplier for calculating a payment-in-lieu within market residential schemes (as stated within CPG Housing) is £5,000 per sqm.
- 3.1.58. The current application proposes the uplift of 529 sqm in GIA of residential floorspace, which would trigger an affordable housing contribution in line with Policy H4.
- 3.1.59. The sliding target in this instance would require a provision equal to 10% of the total C3 floorspace (as the capacity of the site is for 5 homes – rounded to the nearest home per 100sqm). The payment-in-lieu would be calculated by applying the multiplier of £5,000 per sqm (as set out in the CPG Housing). The calculation would be 529sqm x 10% = 52.9 x £5,000 = £264,500 and would be secured via s106 agreement

#### Trees Biodiversity and landscaping

- 3.1.60. Policy A3 aims to protect and enhance sites of nature conservation and biodiversity. The Council will do this through protect and designate conservation sites, assess developments against the ability to improve biodiversity and its impact upon and secure management plans where appropriate. This policy also includes the protect of trees and the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological or cultural value but also promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, the relevant documents should be provided.
- 3.1.61. The site is situated within the Dartmouth Park Conservation Area. As such all trees over 75mm in diameter at 1.5m above ground level are automatically afforded legal protection. There is a mature willow tree in the communal front garden of the property which is subject to a tree preservation order ref. C196 1998 however no trees are proposed for removal in order to facilitate development.
- 3.1.62. In consultation with the Council's tree officer the impact of the scheme on the trees to be retained will be of an acceptable level, provided the foundations for the dwellings within the RPA of T11 an off-site oak tree and T12 an off-site hornbeam tree and lifting works to T11 and T12 where they overhang the application site are appropriate which will be secured via condition. Overall the tree protection details are considered sufficient to demonstrate that the trees to be retained will be protected in accordance with BS5837:2012.

3.1.63. Green roofs and soft landscaping are proposed but full details have not been submitted. These will be secured by condition.

3.1.64. There are also evidence of bats roosting and therefore a Roosting impact assessment has been carried out. In consultation with the Conservation officer, the survey is acceptable however an informative will be placed on the application to ensure that if further evidence is found then more surveys will need to be carried out to ensure construction can take place. A habitat monitoring plan will also be placed on the application in relation to the BNG plan ensuring the scheme achieves acceptable level of habitat creation and associated monitoring for a period of 30 years.

3.1.65. Therefore the proposal complies with policy A3 of the 2017 Camden Local Plan

#### Energy and sustainability

3.1.66. In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.

3.1.67. In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

3.1.68. The Development Plan promotes circular economy principles and Local Plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that it is not possible to retain and improve the existing building and to optimise resource efficiency.

3.1.69. It is important to mention that as per the Circular Economy Statements LPG para 2.4.4 There may be other planning reasons that necessitate the demolition or retention of existing buildings, such as heritage considerations, which the process set out in Figure 4 cannot and does not override.'

#### *Redevelopment strategy*

3.1.70. The proposal includes demolition of the rear garages at Hylda Court and is fully justified in terms of design and heritage impacts as the buildings are not attractive or positively contribute to the character of the site or conservation area. The removal and subsequent replacement buildings and associated works are an improvement on the current situation.

3.1.71. However, whilst the design and heritage case to remove the garages and associated flat is clear, the Council has requested further information in relation to the sustainability implications of this demolition to ensure planning policy and sustainability principles are adhered to. The demolition is removing both a block of garages but also a 'caretakers' flat and therefore would fall under substantial demolition. Normally a condition and feasibility study along with a pre-demolition audit should support the application and then a whole life carbon assessment can provide the necessary comparison in regards to the new scheme.

3.1.72. However, in this instance, the scale of substantial demolition is minor with culminative demolished buildings of the garages and caretakers flat relatively being small in size. If this was just the row of garages then, it would not be considered 'substantial

demolition'. Therefore full feasibility studies and pre-demolition audits along with supporting WLCA are not proportionate in this instance. However officers still want to ensure that a full rigorous assessment has been made and therefore requested further information to ensure the Council is satisfied that this represents the most sustainable option for achieving the proposed development.

- 3.1.73. A structural report has been submitted along with a demolition hierarchy section in the revised DAS seeks to justify the demolition of these structures.
- 3.1.74. The structural report details that the garages are in mixed condition, some are in poor condition however some are more modern construction and are considered 'fair'. Nevertheless it is clear that the construction and materials were not made for two storey. Compared to the initial review of this application, the proposal now includes further retention of existing structure which is welcomed
- 3.1.75. The demolition hierarchy section in the DAS outlines the different options which have been considered as part of the application. It is clear that options have been looked at and adequately considered in terms of retention. The option taken forward being substantial refurbishment and extension which looks to retain various walls of the garage/caretakers flat structure strengthening these with internal wall insulation. Overall this provides an acceptable approach and demonstrating that they have looked to reduce demolition as much as possible.
- 3.1.76. A whole life carbon assessment will be secured via condition along with a condition ensuring that 95% of construction waste is diverted from landfill.
- 3.1.77. Overall, in consultation with the Council's Sustainability team, the proposal to demolish the garages and caretakers flat from a sustainability perspective is considered acceptable. An important point is also about optimising the capacity for the site. Retaining the caretakers building will mean that an only a further mews house can be built rather than two.

#### *Energy and carbon reductions*

- 3.1.78. Policy CC1 of the Local Plan requires all development to make a contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emission and contribute to water conservation and sustainable urban drainage. The policy requires all developments involving five or more dwellings to submit an energy and sustainability statement and to seek a 19% reduction in carbon dioxide below Part L 2013 Building Regulations. Policy CC2 requires all new development to be resilient to climate change by protecting existing green spaces and promoting new green infrastructure, not increasing surface water run-off and promoting Sustainable Urban Drainage systems, incorporating green and blue roofs where possible and attempting to reduce the impact of urban and dwelling overheating by applying the cooling hierarchy.
- 3.1.79. The proposal seeks to achieve high standards of sustainable design and construction. It will need to be built in line with the new Part L building regulations which came into effect on 1 June 2022. An Energy and Sustainability Statement has been provided to demonstrate how the units are measured against Part L of the building regulations. The carbon savings are secured by condition. The submitted energy and sustainability documents demonstrate that the proposed development would result in an approx. 81.8% reduction in carbon emissions, significantly improving on the policy requirement of a 19% reduction. The reduction will be achieved through high quality building fabric, Improved PV array, use of air source heat pumps (for space heating and domestic hot water heating) and Mechanical Ventilation Heat Recovery (MVHR). The

scheme also exceeds the Camden requirement of 20% CO2 reduction from renewable technology, as the 'Be Green' reduction is 59%.

3.1.80. Following negotiation with officers, active cooling has also been removed from the scheme to ensure the risk of potential overheating is minimised building modelling of the unit has confirmed that no occupied space is at risk from excessive solar gains; this being achieved through use of glazing with a low shading coefficient

3.1.81. A Sustainability Statement has been submitted and shows how the design has been informed by the cooling hierarchy, this includes orientation of fenestration on the rear (south-facing) facade, G-values, use of ASHPs instead of communal heating, well insulated pipework for domestic hot water, MVHR which will even out room temperatures across the building, openable windows and the dual aspect nature of units where cross ventilation is possible. Further details of this will be secured via condition and an energy and sustainability plan will be secured via s106 agreement.

### Water and Flooding

3.1.82. In terms of flooding, the Local Lead Flood Authority (LLFA) were consulted even though this is a minor application. Despite being in a Local Flood Risk Zone, the scheme does not include a basement and therefore the proposal is not considered unacceptable. SuDS will form an important part of improving the flood resilience of the site and further SuDS information (as well as landscaping) will be secured via condition, as well as detailed drainage design for approval from the lead local flood authority (LLFA).

3.1.83. The proposal complies with policies CC1, CC2 and CC3 of the 2017 Local Plan. A post-construction review would be secured through the section 106 legal agreement to ensure the development would achieve the targets set in the Energy Statement and Sustainability Statement. A condition will be attached to limit the amount of water consumption within the development.

### Transport

3.1.84. In line with Policy T1 of the Camden Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces per unit, which gives an overall requirement for 12 spaces for this development. The submitted plan shows 14 M-shaped stands (28 spaces) at the rear right hand side of the building to serve both the existing and proposed flats. This cycle store should be covered to protect the cycles from the elements. The provision of the 14 stands should be secured by condition.

3.1.85. In accordance with Policy T2 of the Camden Local Plan, all 6 residential units should be secured as on-street Residents parking permit (car) free by means of a Section 106 Agreement. This will prevent the future occupants from adding to existing parking pressures, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. The loss of the redundant garages is supported by Policy T2 as this reduces the amount of parking on site. The applicant states that the garages are used for storage, not parking, due to their small size and so there should be no overspill of parking from existing residents on to St Albans Road.

3.1.86. Given the location of the site in the predominantly residential area and the level of construction proposed, it is recommended that any future application be subject to a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, to be secured by means of the Section 106 Agreement. This will help ensure that the proposed development is carried out without

unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network, in accordance with Policy A1 of the Camden Local Plan.

- 3.1.87. The adjacent Le Sainte Union School have objected to the scheme citing safeguarding and safety concerns relating to construction impacts. There is a Public Sector Equalities Duty to consider as well as considerations under the Children's Act 1989 as there are implications of the development on protected groups. The noise and disturbance would need to be managed carefully to ensure there is as minimal impact on the normal day to day activities of the school. The children may be sensitive to noise and change.
- 3.1.88. The detailed information required for the construction assessment will be secured as part of the Construction Management Plan secured via s106. As the school is so close to the site, further details may be required to implement quiet periods for high impact activities. As demolition has taken place, this may involve 2 hours on/off for doing the foundations. The times would need to be agreed with the school.
- 3.1.89. A Construction Working Group (CWG) will be incorporated as part of the S106 that explicitly mentions the neighbouring school as well as the residents and it will expect information about how the applicant has made reasonable attempts to meet with the school in particular and how they have responded to issues raised.
- 3.1.90. It is considered that a highways contribution is unnecessary for this development. The existing crossovers to site are being retained in order to provide access to the front courtyard, bins and rear the cycle parking. It is considered unlikely that the footway adjacent to the site will become damaged during the construction works.

#### Contaminated Land

- 3.1.91. The site currently comprises of a row of domestic garages used for car parking and general storage, no contaminative land uses were identified on site prior to the construction of the garages in c.1932.
- 3.1.92. A potential moderate risk to future residents was identified from contaminants associated with the current domestic garages and from background elevation concentrations of lead.
- 3.1.93. From review of the desk study report provided under 2025/3966/P there are considered to be plausible contaminant linkages associated with potential made ground and historic contamination (from previous development and use of the site for garages). The report concludes that a site investigation should be undertaken to confirm the risk assessment for the site and therefore a condition has been placed on the application securing these elements are carried out prior to commencement of development.

#### Community Infrastructure Levy (CiL)

- 3.1.94. If the proposal is deemed acceptable it would be liable for both Mayoral and Camden CIL. This would be based on Mayors CIL2 (MCIL2) and Camden s latest CIL charging schedule from 2020.
- 3.1.95. The proposal will be liable for the Mayor of London's Community Infrastructure Levy (MCIL2)
- 3.1.96. The proposal will also be liable for the Camden Community Infrastructure Levy (CIL). The scheme proposes under 10 new dwellings and so the estimated Camden CIL liability is £340,676.00

3.1.97. Officers note that the floor areas and calculations above are approximate and the sums are indicative. Final payable contributions would be calculated (following any potential approval of the scheme) by the Councils CIL officers.

#### **4. RECOMMENDATION**

4.1.1. Grant conditional planning permission subject to s106 agreement

4.1.2. The draft s106 heads of terms are listed below:

- Car Free
- Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000
- Construction Working Group (CWG)
- Affordable Housing Payment in Lieu of £264,500
- Energy and sustainability plan

4.1.3. Grant conditional listed building consent

Application ref: 2025/3966/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Date: 8 July 2026

**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)

Freeths LLP  
1 Vine Street  
Mayfair  
London  
W1J 0AH

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Hylda Court**  
**3 - 5 St Alban's Road**  
**London**  
**NW5 1RE**

Proposal:

**DECISION**  
Demolition of garage block and caretakers flat and erection of three dwellings. Erection of roof extension to provide three dwellings with terraces, green roofs and plant enclosure. New bin storage and cycle storage associated hard and soft landscaping.

Drawing Nos: 1143 P01A, 1143 P02B, 1143 P03B, 1143 P04B, 1143 P05B, 1143 P06A, 1143 P07B, 1143 P08B, 1143 P09A, 1143 P10F, 1143 P11E, 1143 P12C, 1143 P13E, 1143 P14C, 1143 P15B, 1143 P16E, 1143 P17D, 1143 P18D, 1143 P19D, 1143 P20A, 1143 P23A

Supporting documents: Planning Statement (Freeths), Design and Access Statement Rev J (IBLA), Energy Strategy - 689-CBC-HR-RP-S-000001-P08 (Cudd Bentley), Specific Structural Report (SWM Structures Limited), Daylight and Sunlight Assessment (Herrington, June 2025), Biodiversity Net Gain Assessment (Arbtech, June 2025), Arboricultural Impact Assessment (Arbtech, June 2025, Ref: Arbtech AIA 03), Arboricultural Method Statement (Arbtech, June 2025), Tree Protection Plan (Arbtech, June 2025, Ref: Arbtech TPP 03), Arboricultural Survey (Arbtech, June 2025),

Construction / Demolition Management Plan Pro Forma (In House Contractors Ltd, June 2025), Heritage Appraisal (The Heritage Practice, June 2025), Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (Arbtech, June 2025), Urban Greening Factor (Arbtech, June 2025), Phase 1 Geo-Environmental Desk Study (EPS, May 2024), Noise Impact Assessment (Hawkins Environmental, July 2025)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

1143 P01A, 1143 P02B, 1143 P03B, 1143 P04B, 1143 P05B, 1143 P06A, 1143 P07B, 1143 P08B, 1143 P09A, 1143 P10F, 1143 P11E, 1143 P12C, 1143 P13E, 1143 P14C, 1143 P15B, 1143 P16E, 1143 P17D, 1143 P18D, 1143 P19D, 1143 P20A, 1143 P23A

Supporting documents: Planning Statement (Freeths), Design and Access Statement Rev J (IBLA), Energy Strategy - 689-CBC-HR-RP-S-000001-P08 (Cudd Bentley), Specific Structural Report (SWM Structures Limited), Daylight and Sunlight Assessment (Herrington, June 2025), Biodiversity Net Gain Assessment (Arbtech, June 2025), Arboricultural Impact Assessment (Arbtech, June 2025, Ref: Arbtech AIA 03), Arboricultural Method Statement (Arbtech, June 2025), Tree Protection Plan (Arbtech, June 2025, Ref: Arbtech TPP 03), Arboricultural Survey (Arbtech, June 2025), Construction / Demolition Management Plan Pro Forma (In House Contractors Ltd, June 2025), Heritage Appraisal (The Heritage Practice, June 2025), Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (Arbtech, June 2025), Urban Greening Factor (Arbtech, June 2025), Phase 1 Geo-Environmental Desk Study (EPS, May 2024), Noise Impact Assessment (Hawkins Environmental, July 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates;

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).

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 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of above ground works, drawings and data sheets showing the location, extent (36 panels) and predicted energy generation of photovoltaic cells at least 14.4 kWp and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 6 WCLA

Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) and [SustainabilityPlanning@camden.gov.uk](mailto:SustainabilityPlanning@camden.gov.uk), along with any supporting evidence as per the guidance.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Camden Local Plan policies CC1, CC2, CC3, and CC4, and London Plan policies, SI1, SI2, SI3, SI4, SI5 and SI7

## 7 Reuse and Recycling

The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

## 8 SuDS

Prior to commencement of development, full details of the Sustainable Drainage System including shall be submitted to and approved in writing by the local planning authority. An up-to-date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided. Systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021

- 9 Prior to commencement of development , 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, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 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 details of any proposed earthworks including grading, mounding and other changes in ground levels. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development 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.

- 12 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

13 Tree Protection

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the documents entitled 'BS5837 - Hylda Court - Arbtech AMS 03 - 30-06-25BS5' and '837 - Hylda Court - Arbtech AIA 03 - 30-06-25 A0'. 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.

14 HMMP

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

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.

15 Before the development commences, details of secure and covered cycle storage area for 28 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

16 ASHP Heating Only

Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

## 17 Plant Noise

The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

## 18 Vibration

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

## 19 Contaminated Land

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part A:

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part B:

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 20 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 21 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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 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).
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 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 permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

- 8 Biodiversity Net Gain (BNG) Informatives (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).

- 9 Biodiversity Net Gain (BNG) Informatives (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.

- 10 If works are started prior to May 2026, a soft demolition of B1 will be supervised by an experienced ecologist, with particular focus on the potential roosting features, and south and western elevation of B1. If works are started after May 2026 - an updated dusk emergence survey will need to be carried out in June/July prior to the start of works to check for any changes in roost status. If evidence of roosting bats is found, further surveys and a license will be required to proceed with the works.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Supporting Communities Directorate

Application ref: 2026/0840/L  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 3 July 2026

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

Freeths LLP  
1 Vine Street  
Mayfair  
London  
W1J 0AH

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Boundary Wall to Hylda Court**  
**Hylda Court**  
**3-5 St Albans Road**  
**London**  
**NW5 1RE**

# DECISION

Proposal:

Partial demolition and alterations to boundary wall behind Hylda Court bordering La Sainte Union Catholic School

Drawing Nos: 1143 P01A, 1143 P02B, 1143 P03B, 1143 P04B, 1143 P05B, 1143 P06A, 1143 P07B, 1143 P08B, 1143 P09A, 1143 P10F, 1143 P11E, 1143 P12C, 1143 P13E, 1143 P14C, 1143 P15B, 1143 P16E, 1143 P17D, 1143 P18D, 1143 P19D, 1143 P20A, 1143 P23A, 1143 P101, 1143\_sk01

Supporting documents: Cover Letter (03/03/2026), Heritage Appraisal (February 2026), Photo document, 1143 Boundary wall sketch

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1143 P01A, 1143 P02B, 1143 P03B, 1143 P04B, 1143 P05B, 1143 P06A, 1143 P07B, 1143 P08B, 1143 P09A, 1143 P10F, 1143 P11E, 1143 P12C, 1143 P13E, 1143 P14C, 1143 P15B, 1143 P16E, 1143 P17D, 1143 P18D, 1143 P19D, 1143 P20A, 1143 P23A , 1143 P101, 1143\_sk01

Supporting documents: Cover Letter (03/03/2026), Heritage Appraisal (February 2026), Photo document, 1143 Boundary wall sketch

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Building Safety Act 2022, the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 and any other applicable Building Regulation requirements may require a further application for listed building consent. It is your responsibility to ensure that all statutory requirements are met before construction begins.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**