

Camden Council

## Decision Notice

Town and Country Planning Act 1990

### Planning Permission - Full householder: Granted

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|-----------------------------|---|
| <b>Applicant</b>            | Polly Farquharson   |
| <b>Application number</b>   | 25-00123-HAPP   |
| <b>Application received</b> | 25 February 2025 00:00  |
| <b>Decision date</b>        | 9 May 2025 00:00  |
| <b>Site address</b>         | 15, RYLAND ROAD, LONDON, NW5 3EA  |
| <b>Use/development</b>      | A single storey infill extension to the rear of single family dwelling and the addition of a rear dormer to the roof. |

### The application is granted due to the following reason(s):

The property is a two-storey single family dwelling located mid-terrace within the Inkerman Conservation Area, to which it makes a positive contribution. The proposal seeks to add a ground floor closet wing infill and a rear roof dormer on the main rear roof slope.

The existing two storey outrigger has a small ground floor sloped roof addition which presents as a feature along the original terrace. The proposal seeks to add a ground floor infill extension which only runs the length of the outrigger, leaving a setback of approximately 1.5m from the ground floor addition at the back of the outrigger. There will be a long rooflight running down part of the length of the infill extension. The extension is proposed to be built in a 'light brick with lime mortar' colour to contrast with the existing brickwork on the rest of the property. This is welcomed but the exact colour, type and texture of brick will be secured via a details condition to ensure a good contrast is made. There is a new single door opening from the new

extension into the rear garden and a much larger timber framed sash window is proposed to replace the existing small window at ground floor level on the outrigger.

The proposed dormer has been reduced in size and now reflects the neighbouring dormer, which is considered to be subservient to the roof profile. The fenestration pattern has also been revised to help the windows align more symmetrically within the dormer elevation. The windows will be timber casements and the roof covering reusing existing slates and new slates to match where appropriate.

The extension would not be visible from the street and would respect the established pattern of the surrounding area, including the ratio of built to unbuilt space which would have a limited impact on the character and appearance of the conservation area. The proposal would allow for the retention of a reasonably sized garden by setting the infill back behind the existing rear building line.

The dimensions of the infill extension are not overly dominant on the boundary with No.14 and therefore there is only considered to be a limited impact on the amenity to neighbouring properties. The rooflight is long and thin and is not uncommon in other ground floor infill extensions along the terrace, and therefore is not considered to cause undue harm to the amenity of neighbouring properties with regard to outlook, privacy or increased light spill.

The Kentish Town Neighbourhood Forum have no comments to make (neither endorse nor oppose). No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

### **Conditions:**

1. The development hereby permitted shall be commenced within three years of the date of this permission.

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: Site location plan; 01; 02 Rev 2; 03 Rev 2; 04 Rev 2; 05 Rev 3; 06 Rev 3; 07 Rev 5; 08 Rev 2; 09; 10 Rev 4; 11 Rev 2; 12 Rev 4; 13 Rev 5; 14 Rev 2; 15 Rev 4; 16 Rev 2; 17 Rev 3 and 18

For the avoidance of doubt and in the interests of proper planning.

3. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

### **Informatives:**

1. Building Control: general all-purpose informative

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

2. Highways (all consents)

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.

3. Environmental health (all consents)

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."

#### 4. BNG 1

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements. Based on the information provided, this will not require the approval of a BGP before development is begun because it is a householder application. ++

Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 5. BNG 2

+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. ++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in

relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. ++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

## **This decision is based on the following plans:**

| <b>Document reference</b> | <b>Description</b>    | <b>Date received</b>   |
|---------------------------|-----------------------|------------------------|
| 16 Rev 2                  | Other - drawing       | 24 February 2025 22:07 |
| 14 Rev 2                  | Other - drawing       | 24 February 2025 22:07 |
| 12 Rev 4                  | Other - drawing       | 24 February 2025 22:07 |
| 01                        | Site plan - existing  | 24 February 2025 22:07 |
| Site Location Plan (00)   | Site plan - existing  | 24 February 2025 22:07 |
| 18                        | Site plan - proposed  | 24 February 2025 22:07 |
| 04 Rev 2                  | Floor plan - existing | 24 February 2025 22:07 |
| 02 Rev 2                  | Floor plan - existing | 24 February 2025 22:07 |
| 03 Rev 2                  | Floor plan - existing | 24 February 2025 22:07 |
| 06 Rev 3                  | Floor plan - proposed | 24 February 2025 22:07 |
| 05 Rev 3                  | Floor plan - proposed | 24 February 2025 22:07 |
| 09                        | Elevations - existing | 24 February 2025 22:07 |
| 08 Rev 2                  | Elevations - existing | 24 February 2025 22:07 |
| 17 Rev 3                  | Other - drawing       | 27 April 2025 16:22    |
| 11 Rev 2                  | Elevations - proposed | 27 April 2025 16:23    |

| Document reference | Description           | Date received       |
|--------------------|-----------------------|---------------------|
| 10 Rev 4           | Elevations - proposed | 27 April 2025 16:23 |
| 15 Rev 4           | Other - drawing       | 27 April 2025 16:23 |
| 07 Rev 5           | Floor plan - proposed | 27 April 2025 16:24 |
| 13 Rev 5           | Other - drawing       | 27 April 2025 16:24 |

## Site location



## Notes

Enquiries regarding this document should include the application number and be sent to:

## Email

[digitalplanning@camden.gov.uk](mailto:digitalplanning@camden.gov.uk)

## Postal address

Camden Council,  
London Borough of Camden, 5 Pancras Square, N1C 4AG

## Signature

Daniel Pope  
Chief Planning Officer

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

## Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

## **Commercial Appeals Service**

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

## **All other Minor and Major Applications**

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

