

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Todd Adams
Application number	25-00126-HAPP
Application received	4 March 2025 09:00
Decision date	11 July 2025 00:00
Site address	38, ST PAUL'S CRESCENT, LONDON, NW1 9TN
Use/development	Erection of single storey infill extension to side elevation with new entrance.

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

The proposed single-storey side infill extension is considered subordinate in scale and location to the original building. It would be located at lower ground level and set back from the street which retains existing views through the gaps between the buildings at upper ground level. Its visibility is further reduced by the front boundary walls and its roof concealed behind a brick façade. It would be constructed in materials considered sympathetic in design as a side addition and would have limited visibility from the surrounding area. Notwithstanding its proximity to the neighbouring boundary, the proposal maintains the visual separation at upper levels between the Victorian terrace and the modern house at 38a St Paul's Crescent. As such, it does not set a precedent for infill development above ground floor level. Overall, the proposal respects the architectural features of the front elevation. Its detailed design and materials are sympathetic to the character and appearance of the host building and would preserve the character and appearance street scene, and wider Camden Square Conservation Area.

The nearest residential property likely to be affected by the proposal is the adjacent house at 38a St Paul's Crescent, located to the north of the site. The proposed extension would infill the side passage up to the boundary wall, which features a

blank elevation. As such, the development is not considered to result in any harm to neighbouring residential amenity in terms of loss of privacy, natural light, or outlook.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application. The extension would be located within the side return where the garden consists of hardstanding, which is limited in terms of biodiversity impact, and a reasonable sized rear garden would be retained. As such, the proposal accords with the BNG requirements and Local Plan policy A3.

The council received no objections prior to making this decision which it took into account. The council also considered the area's planning history and relevant appeal decisions when coming to this decision.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Camden Square Conservation Area.

As such, the proposal is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. 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 must be undertaken in accordance with the approved plans and documents: (0325_)01, 02, 03, 04, 05, 06, 07 submitted 13.06.2025

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

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

Informatives:

1. Party Wall: proposal may be subject to control under Party Wall Act 1996
Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring

buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

2. 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).

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) 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. 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.

5. Contaminated Land

Historic records indicate the site is in the vicinity of paving works, and machine tool works. As such, in the event that potentially contaminated soils are encountered during the works, the Council's Environmental Health, Contaminated Land team should be contacted, at that stage.

6. Biodiversity Net Gain (BNG 1)

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

householder application within the de minimis exemption threshold. If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

7. Biodiversity Net Gain (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.

8. Extension not built in accordance with approved plans

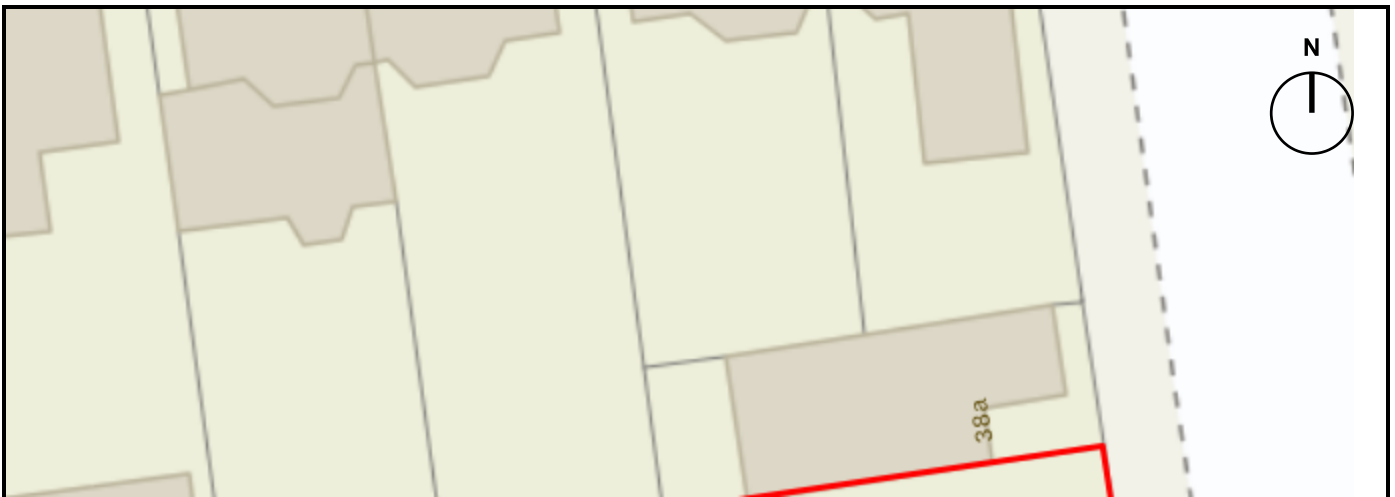
The planning history includes planning permission ref: 2018/1436/P dated 31/07/2018, including a single storey side and part width rear extension at lower ground floor level in 2018 that has since lapsed. As a result, the rear extension does not benefit from planning permission and the applicant is encouraged to regularise this through a Lawful Development Certificate for Existing Development.

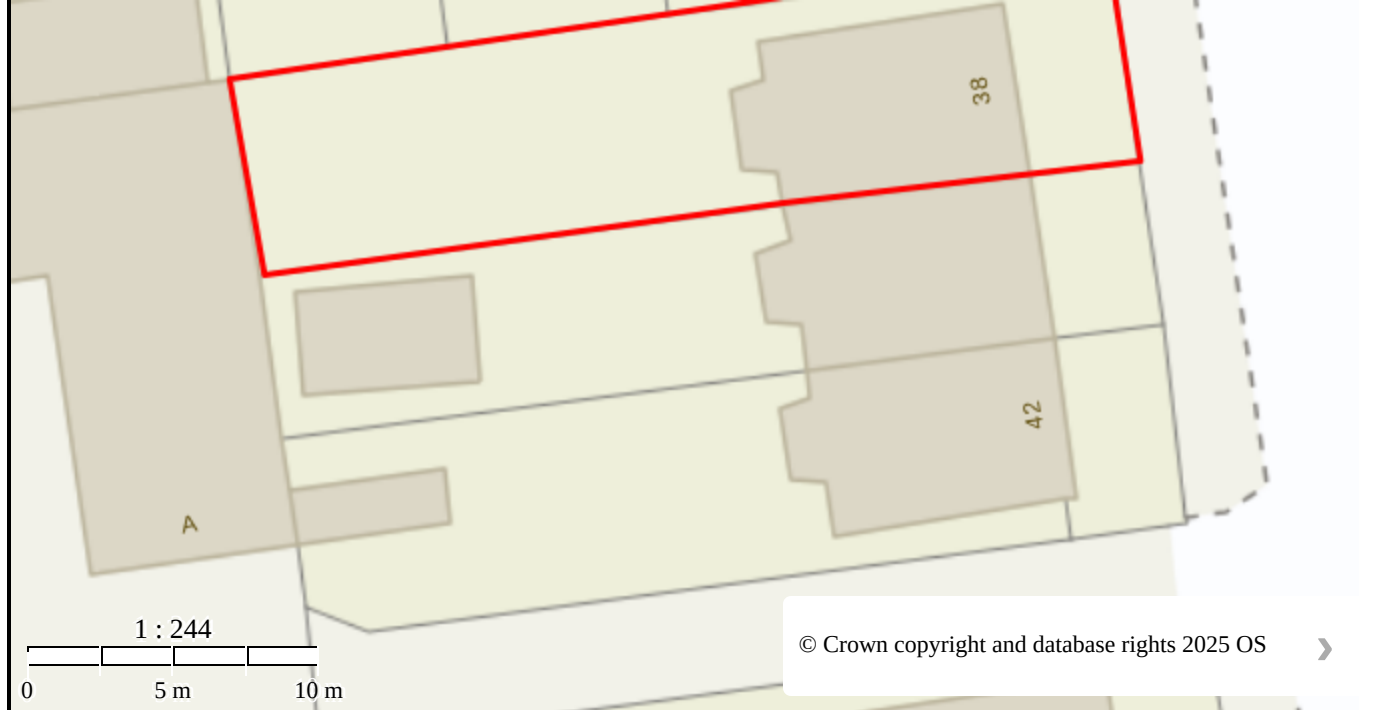
This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
Heritage Statement 11 March 2025	Heritage Statement	11 March 2025 15:27
0325_04 Existing Front Elevation	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_03 Proposed Front Elevation	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_02 Existing Side Elevation	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_01 Proposed Side Elevation	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_05 Existing and Proposed plans	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_06 Existing Rear Elevation	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10
0325_07 Photos front and rear elevations	Elevations - proposed Floor plan - existing Floor plan - proposed Sections - existing Sections - proposed Photographs - existing	13 June 2025 09:10

Site location





Notes:

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

Email

digitalplanning@camden.gov.uk

Post

Daniel Pope , Chief Planning Officer,
Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00126-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00126-HAPP/decision_notice.pdf)

Contact