

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Gilles and Benedicte Moec
Application number	25-00128-HAPP
Application received	17 March 2025 00:00
Decision date	15 May 2025 00:00
Site address	38, LISBURNE ROAD, LONDON, NW3 2NR
Use/development	Demolition of existing rear conservatory extension and erection of a single-storey rear wrap around extension

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

The application site is located on the eastern side of Lisburne Road and comprises a three-storey single dwelling house with a two-storey rear outrigger and a single storey rear extension to the rear of the outrigger. The property is located within the Mansfield Conservation Area and is not listed.

The application seeks permission for the demolition of the existing single-storey rear extension and the erection of a new single-storey rear wrap around extension. The proposed extension would be the same depth as the existing extension; however, it would be full width and would wrap around the side of the rear outrigger for a depth of approximately 1.2m. This would result in a small, enclosed patio area to the side of the outrigger between the existing primary rear elevation of the property and the proposed wrap around extension. It would comprise of brick to match the existing, a rear facing aluminium sliding door and an aluminium door facing into the patio area. The extension would have a flat roof with a height of 3.1m and would contain a sedum green roof and a skylight.

The extension would be modest in scale and would maintain subordination to the host property whilst retaining an adequate amount of usable garden space. The

proposal would not be visible from the public realm and the proposed materiality would complement the host property. The green roof would contribute to biodiversity and help mitigate surface water runoff and its installation and maintenance has been secured via condition.

The extension would be the same depth and height as the extension at No.40 and would not result in any adverse impacts on neighbouring amenity. Along the opposite boundary shared with No.36, the extension would be 3.1m in height for a depth of 3.8m. There is a side facing ground floor glazed door on this elevation of the neighbouring property which would likely be impacted by the extension in terms of access to light. However, given that the primary outlook of this neighbouring room is to the rear, any impact on light would be minimal given the door is on a secondary elevation. The proposed extension would extend no deeper than the neighbouring extension at No.36 and the minor scale of the wrap around aspect of the extension would not result in unacceptable impacts to this neighbour in terms of increased sense of enclosure or loss of outlook.

No objections were received in response to consultation. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, 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; PL-101.01; PL-101.02; PL-200.01; PL-200.02; PL-300.01; PL-300.02; PL-400.01; PL-400.02; PL-400.03; PL-500.01.

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.

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. The living roof shall be fully provided in accordance with the approved details shown on drawings PL-300.01 and PL-500.01 prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

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

Informatives:

1. 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.

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. 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. 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.

4. 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.

5. 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.

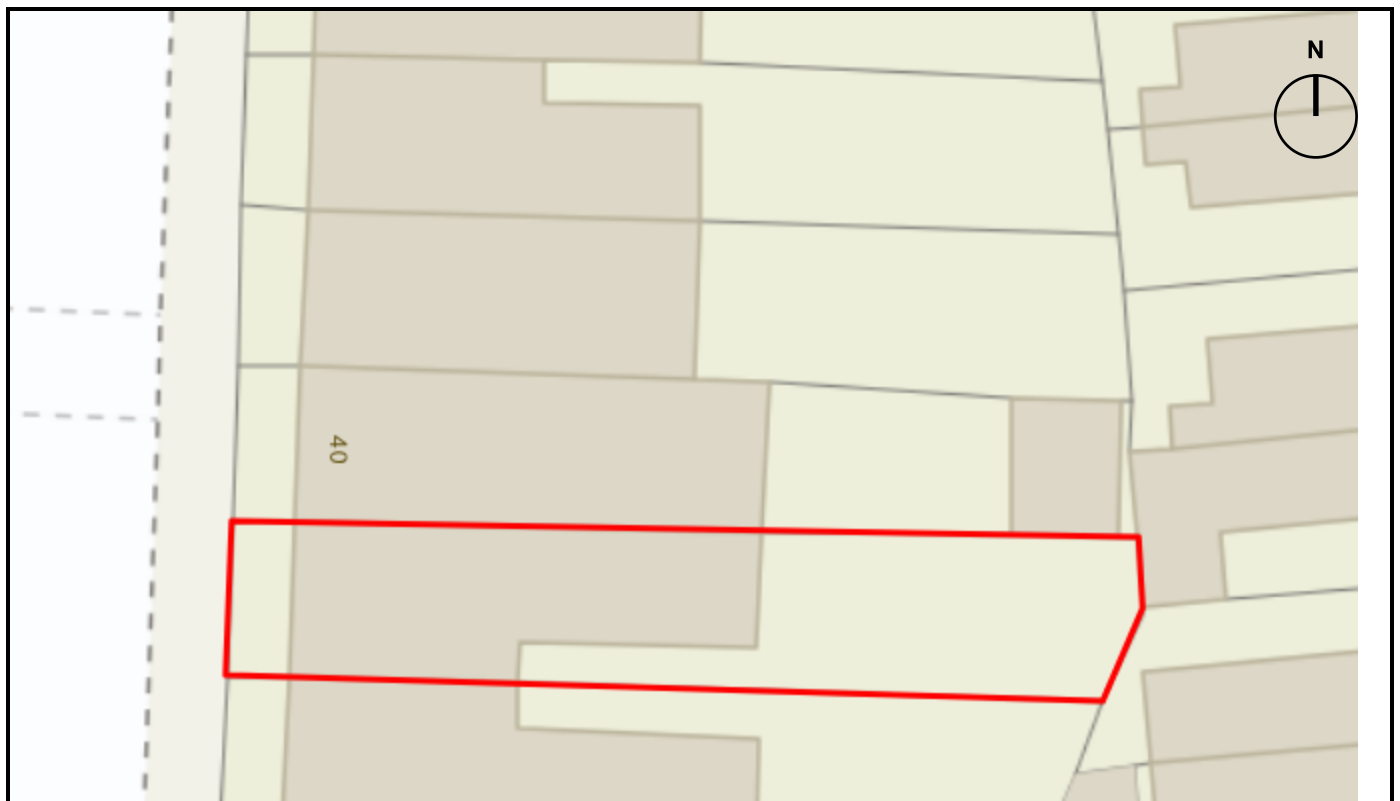
This decision is based on the following approved plans:

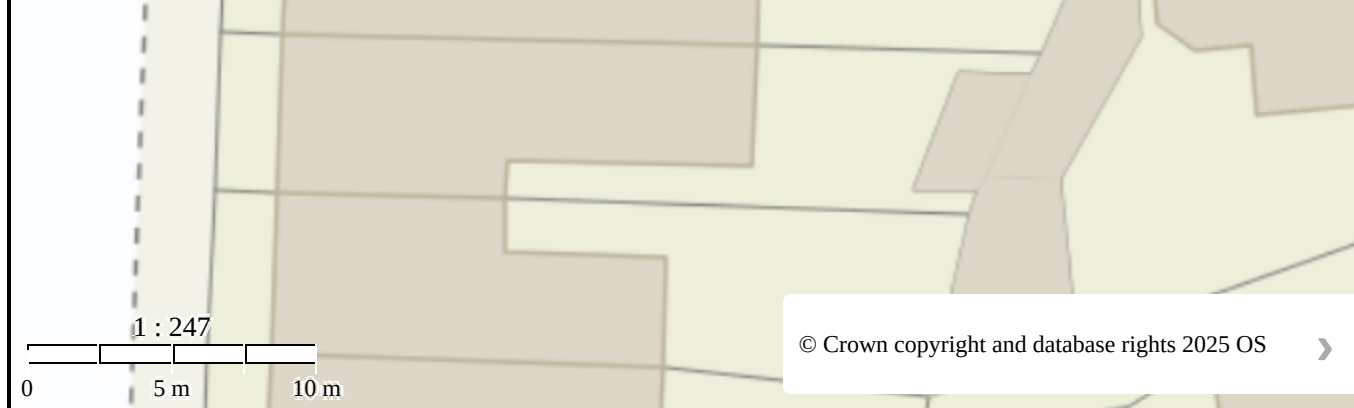
Planning application related documents

Document reference	Description	Date received
PL-500.01 Sedum Roof Details	Roof plan - proposed Sections - proposed	15 March 2025 09:25
Planning and Heritage Statement	Heritage Statement Planning statement	15 March 2025 09:25

Document reference	Description	Date received
PL-101.02 Proposed Block Plan	Site plan - proposed	15 March 2025 09:25
PL-200.02 Existing Second Floor and Roof Plan	Floor plan - existing Roof plan - existing	15 March 2025 09:25
PL-200.01 Existing Ground and First Floor Plan	Floor plan - existing	15 March 2025 09:25
PL-300.02 Proposed Second Floor and Roof Plan	Floor plan - proposed	15 March 2025 09:25
PL-300.01 Proposed Ground and First Floor Plan	Floor plan - proposed	15 March 2025 09:25
PL-400.02 Existing and Proposed Side Elevations	Elevations - existing Elevations - proposed	15 March 2025 09:25
PL-400.01 Existing and Proposed Rear Facade	Elevations - existing Elevations - proposed	15 March 2025 09:25
PL-400.03 Proposed Patio Elevations	Elevations - proposed Sections - proposed	15 March 2025 09:25
PL-101.01 Location Plan	Location plan Site plan - existing	19 March 2025 18:19

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 \(https://camden.bops.services/api/v1/planning_applications/25-00128-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00128-HAPP/decision_notice.pdf)

Contact