

Camden Council

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	karen conron
Application number	25-00132-HAPP
Application received	24 March 2025 00:00
Decision date	17 March 2026 00:00
Site address	24, SAVERNAKE ROAD, LONDON, NW3 2JP
Use/development	Alterations to roof to form terrace at second floor level, installation of black metal railings and conversion of existing timber single glazed window to timber framed double glazed door.

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

Permission is sought for alterations to the roof to form a terrace at second floor level, with associated black metal railings and conversion of existing timber single glazed window to timber framed double glazed door. The site is within the Mansfield Conservation Area and is not listed.

The properties along Savernake Road display a varied pattern of rear alterations, including substantial extensions, roof terraces and balconies integrated within roof forms at different levels. A roof terrace at the application property was previously approved at first floor level under reference 2024/5210/P. In addition, a Certificate of Lawfulness (ref 2017/1683/P) was granted for the alteration of the rear roof slope from a

pitched form to a flat roof at second floor level in the same location as the current proposal, although this was not implemented.

As a result, the rear elevations of the terrace are not uniform and have evolved over time. In this context where the elevations have been compromised, the introduction of a roof terrace at second floor level would not appear unduly harmful to the appearance of either the host building or the wider terrace group. The proposal would therefore be in keeping with the established character of rear alterations within the terrace.

The proposal involves the alteration of the rear roof slope of the rear projection to form a roof terrace whilst retaining the existing gable wall. As such, the main roof profile would remain clear and the alteration would appear subordinate within the wider roofscape.

A similar roof terrace exists at the adjoining property at no. 22 at second floor level. The proposed black metal railings would match the material and appearance of those at the neighbouring property and are considered to be a traditional and appropriate means of enclosure for a terrace of this type.

The terrace would measure approximately 7m in depth. Whilst this is deeper than the neighbouring terrace at no. 22, its scale is considered acceptable given the established pattern of rear alterations in the surrounding context. The terrace would be inset within the roof slope and would not appear visually dominant. Due to its inset design and the retention of the upper pitched roof form, the terrace would remain visually subservient and would sit comfortably within the existing roofscape. The retention of the visible rear pitch of the roof projection is also welcomed.

Given the established pattern of rear alterations within the terrace and surrounding area, together with the proposal's size, scale, inset form and retention of the upper roof pitch, the development is considered to represent a modest and appropriate addition.

As the terrace would be located to the rear, it would not be visible from the public realm, and therefore would not harm the character or appearance of the Mansfield Conservation Area. The terrace is therefore considered acceptable in design, scale and materiality.

The proposed roof terrace is not considered to have a harmful impact on the amenity of neighbouring properties. The roof terrace, given its inset design within the roof would not result in a loss of daylight, sunlight, or outlook. There would be limited overlooking towards the neighbouring terrace due to the presence of the parapet, and no direct overlooking of neighbouring windows. There are no properties directly facing the terrace to the rear. Whilst some additional views towards neighbouring gardens may arise, these would be limited given the separation distances and would be comparable to views already available from existing upper floor windows.

The proposal would therefore not result in any undue overlooking or loss of privacy.

In terms of noise and disturbance, the terrace would provide domestic amenity space associated with a single-family dwelling. Its limited size restricts its potential use, and it is not expected to give rise to noise levels beyond typical residential activity.

No objections were received during consultation. The planning history of the site and surrounding area were taken into account 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 Conservation Area.

As such, the proposed development is in general accordance with policies A1, 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.

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. Biodiversity Net Gain (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.

2. Biodiversity Net Gain (BNG 2)

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

3. Biodiversity Net Gain (BNG 3)

+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. + The effect of section 73(2D) of the Town & Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in

the earlier BGP. + Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

4. 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).

5. 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.

6. 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."

This decision is based on the following plans:

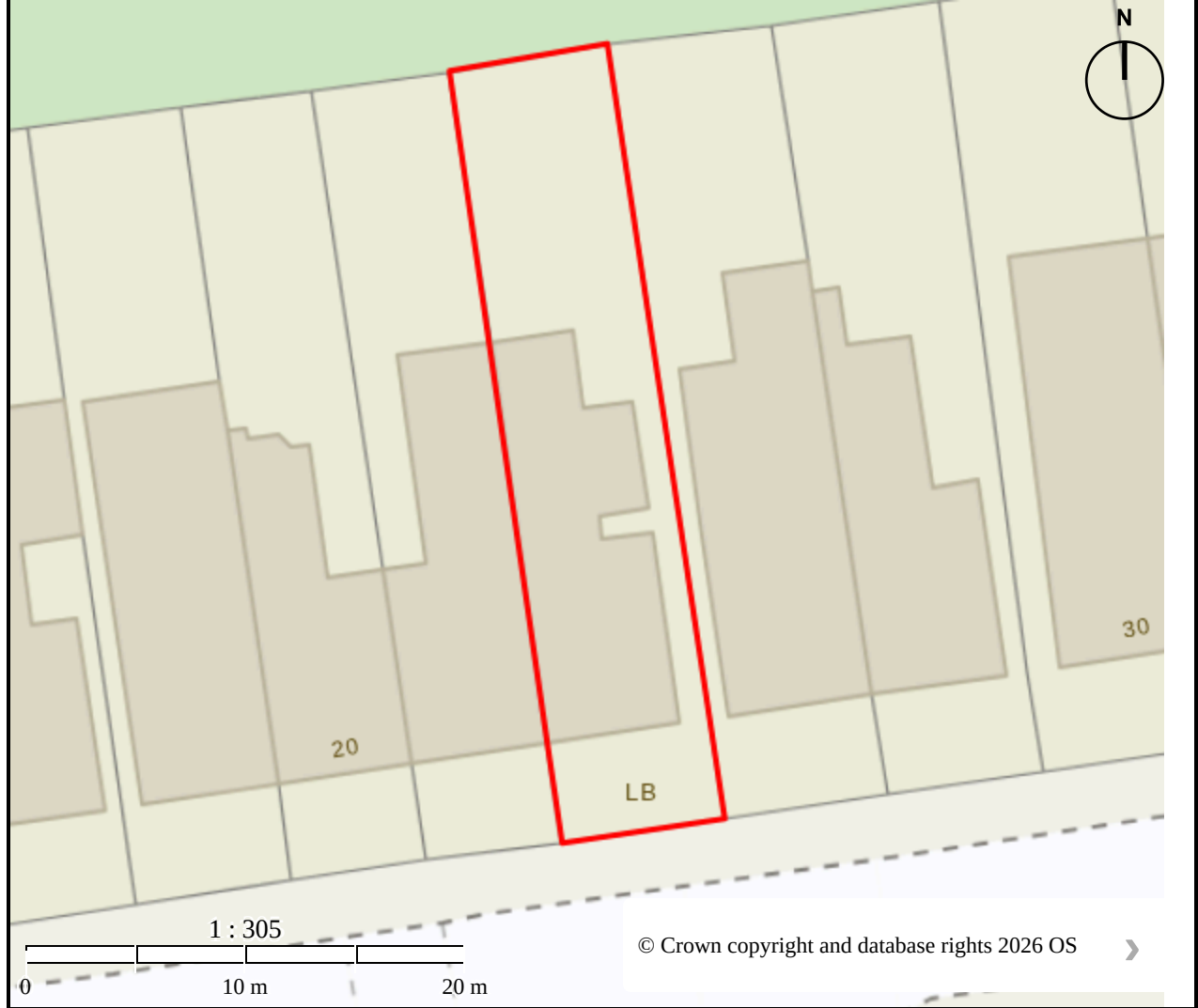
Document reference	Description	Date received
Photo		30 April 2025 10:35

Document reference	Description	Date received
Photo to roof		30 April 2025 10:35
Photo roof		30 April 2025 10:35
Photo roof		30 April 2025 10:35
Photo roof		30 April 2025 10:35
Design and access statement		3 October 2025 15:09
Heritage statement		3 October 2025 15:11
Site plan		3 October 2025 15:12
Site location plan		3 October 2025 15:12
A0	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A01	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A02	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A03	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed	16 March 2026 17:06

Document reference	Description	Date received
	Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	
A04	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A05	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A06 A07	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A08	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A09	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06
A10	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	16 March 2026 17:06

Site location





Notes

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

Email

digitalplanning@camden.gov.uk

Postal address

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

Signature

Bethany Cullen
Chief Planning Officer

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

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) 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.

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00132-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00132-HAPP/decision_notice.pdf)