

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

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| Applicant | Islay Robinson |
| Application number | 25-00172-HAPP |
| Application received | 30 July 2025 10:15 |
| Decision date | 23 October 2025 00:00 |
| Site address | 3, CREDITON HILL, LONDON, NW6 1HT |
| Use/development | Resurfacing of the front garden/driveway from York stone to resin and replacement black iron gate along side elevation. |

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

The application site comprises a three-storied, semi-detached property located on the western side of Crediton Hill. The site is within the West End Green conservation area, and no listed buildings are affected.

The applicant is seeking permission for resurfacing of the front garden/driveway from York stone to resin and installation of a black iron gate along the side elevation. The drawings have been revised following officer comment whereby the fence gate height has been reduced to 1.8m and the spikes at the top removed.

The use of resin for the resurfacing is appropriate, noting that it is permeable, thereby reducing surface water run-off. The side gate is relatively small in scale and would be set back behind the front elevation of the host building. The proposed material includes black iron which is appropriate in this location. Overall, the proposed works are relatively minor in nature and would preserve the character and appearance of the conservation area.

Given the scale, nature and location of proposed works, it is not considered that the proposal would result in any unacceptable amenity related impacts with respect to the likes of sunlight, daylight, overshadowing or privacy.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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 580 EXOS; 580 EX00; 580 EX06; 580 1PL00, Revision G; 580 1PL06, Revision G.

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 policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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. Reasons for granting permission

The applicant is seeking permission for resurfacing of the front garden/driveway from York stone to resin and installation of a black iron gate along the side elevation. The drawings have been revised following officer comment whereby the side gate height has been reduced to 1.8m and the spikes at the top removed. The use of resin for the resurfacing of the driveway is appropriate, noting that it is permeable, thereby reducing

surface water run-off, the new surface will be laid on the existing footprint and will retain the slight slope. The side gate is modest in scale and would be set back behind the front elevation of the host building. The proposed material includes black iron which is appropriate in this location. Overall, the proposed works are relatively minor in nature and would preserve the character and appearance of the conservation area. Given the scale, nature and location of proposed works, it is not considered that the proposal would result in any unacceptable amenity related impacts with respect to the likes of sunlight, daylight, overshadowing or privacy. No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area. As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

3. Biodiversity Net Gain (BNG) Informative (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).

4. Biodiversity Net Gain (BNG) Informative (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.

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)

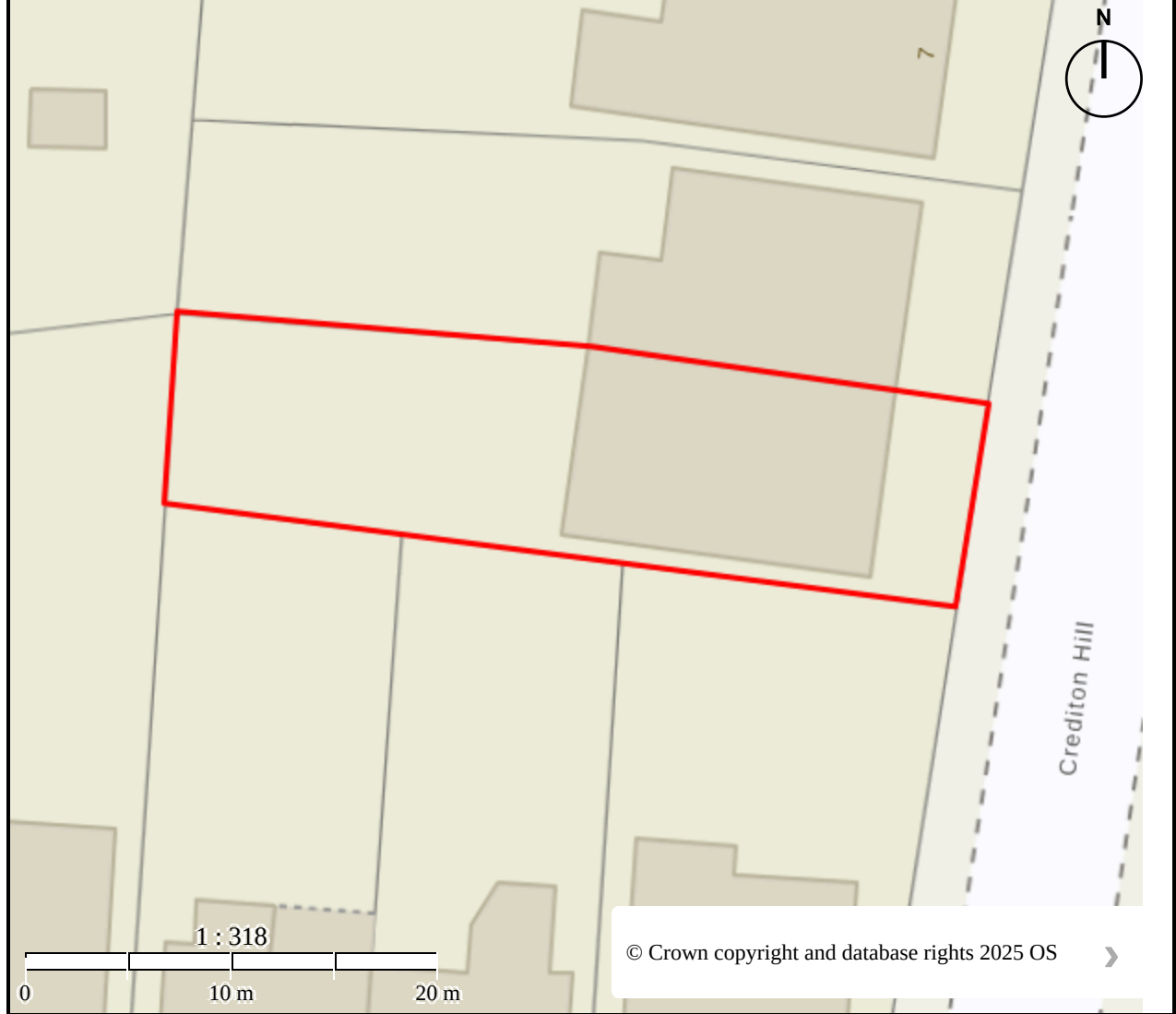
All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London 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 approved plans:

No plans specified

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

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Contact