Camden Council

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Nikola Penev
Application number	25-00192-HAPP
Application received	24 October 2025 00:00
Decision date	22 September 2026 00:00
Site address	19, TANZA ROAD, LONDON, NW3 2UA
Use/development	Alterations to fenestration, external doors and roof, lowering lower ground floor level and new bin store area

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

The property is a 4 storey (plus roof space) single-family dwelling which is half of a semi-detached pair located on the eastern side of Tanza Road. The site backs directly onto Hampstead Heath and is located in the South Hill Park Conservation Area (sub area 2) to which it makes a positive contribution. The site is also located within the Hampstead Neighbourhood Plan area. The site is on a slope and the upslope neighbouring property sits half a floor above the site. The area is characterised by red brick houses with white painted lintels and windows frames, of which the site is a typical example.

This proposal seeks alterations to the windows on the side elevation, external doors and roof, the lowering of the lower ground floor floor-level including the front lightwell and a new bin store area adjacent to the front path.

The property lies within a previously flooded street, and therefore in order to make the proposed lowering of the existing lower ground floor permissible, (and due to the potential for this floor to become a separate self-contained residential flat), flood risk measures have been requested and added to the scheme in order to address these concerns. The proposal has now incorporated: an auto-clamping timber flood gate at the top of the steps leading to the basement at the front of the property, two new timber flood doors - one located at the foot of these steps and the other into the existing front lightwell, and details have also been provided demonstrating SuDs lifetime maintenance arrangements. Details have also been provided demonstrating proposed waterproofing to the rooflights (approved under planning ref: 2025/2700/P) and drainage pipe level information to show how this sits above the public combined sewer network and details of a permeable area of 151.2sqm have all now been included in the scheme.

As a result of all of these additional mitigation measures being included, the Council's Sustainability and Flood Risk officers are satisfied that, working together, these measures will sufficiently mitigate any potential harm from the risk of flooding, as a result of the proposed lowering of the floor in the lower ground floor. As such the proposal is considered to be complaint with local plan policies CC1, CC2 and CC3.

At the front of the property a new bin store area is proposed to be created off the existing path in the front garden. This includes a flat surface with the existing brick wall being relocated around the new flat surface in bricks and coping to match the existing. A new slated and painted bin enclosure will be located in the new bin enclosure. Bin stores at the front of properties are common in Tanza Road due to the steep slope of the road. Therefore, as this is not an uncommon feature and is built using the same colour bricks as the existing wall, and the slated enclosure is considered relatively reserved in its bulk, massing and materiality, it is considered to be acceptable.

At the side, existing windows are proposed to be relocated more centrally on this elevation to accommodate layout changes internally. These works would have been permitted development in any case but are included on the submitted proposed plans for completeness. The proposed windows are double glazed, and timber framed, and follow the fenestration pattern of the original windows. Therefore, these relocated windows are all considered to be acceptable.

At roof level, a new rooflight is proposed on the front elevation, and to the side hipped roof slope a larger rooflight is added alongside a new small dormer window. The side rooflight sits above the realigned internal staircase and the small dormer is faced in slate (matching the existing roof materials) and contains a small lift overrun which is being added internally. A chimney stack running up the side of the property towards the front elevation hides the view of the dormer and therefore this specific dormer feature is not considered to harm the character or appearance of the property when viewed from the street.

Overall, the proposals combined are not considered to harm the character or appearance of the property, the street scene or wider conservation area, and are therefore all considered to be acceptable. The Council has had special regard to the desirability of preserving the character and appearance of the conservation area.

In terms of amenity impact, the proposed works are limited to the front garden and side elevation. Existing windows are being replaced, and the new dormer is at roof level and has no glazing. Therefore, no new amenity impacts are introduced. As such the proposals are considered acceptable by way of amenity impact in terms of loss of light, outlook or privacy.

The Transport Officer considers that a Construction Management Plan would not be required for the works because on street bays can be used for deliveries and/or skips associated with the proposed construction works. The Structures Team consider that the works to lower the ground in the front lightwell does not require an Approval in Principle for basement works.

The South Hill Park CAAC and Hampstead Neighbourhood Forum have both been consulted and neither has commented on the proposal. 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 A1, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025-2040, the London Plan 2021 and the National Planning Policy Framework 2026.

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 as follows:

   Site location plan, PA01-001 Rev P1, PA01-002 Rev P1, PA01-003 Rev P1, PA01-004 Rev P1, PA01-005 Rev P1, PA01-006 Rev P1, PA01-021 Rev P1, PA01-022 Rev P1, PA01-023 Rev P1, PA01-031 Rev P1, PA02-101 Rev P2, PA02-102 Rev P2, PA02-103 Rev P1, PA02-104 Rev P1, PA02-105 Rev P1, PA02-106 Rev P1, PA02-120 Rev P1, PA02-121 Rev P2, PA02-122 Rev P2, PA02-123 Rev P1, PA02-131 Rev P2, Flood Risk Assessment (March 20206) by MBP Consulting Engineers (dated 09/04/2026), Drainage Maintenance Specification by MBP (dated 23/08/2026), D01 Rev B - Below ground drainage, Design and Access Statement by Palladian (24/10/2025)

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.

4. The SuDs, drainage, and flood protection information hereby approved shall be implemented and thereafter be permanently retained and maintained in accordance with the approved details. Namely, Drainage and Maintenance Specification Rev P01 by Michael Barclay Projects Ltd. (dated 23/08/2026) and plan D01 Rev B by Horne and Littlemore (dated 19/06/2026)

   Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

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. 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."
3. 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.

4. BNG 1Ba (EXEMPT Householder)
   Biodiversity Net Gain (BNG) Informative (1/3): 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.
5. 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).
6. 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.

This decision is based on the following plans:

Document reference	Description	Date received
Design and Access Statement by Palladian	Photographs - existing Heritage Statement	24 October 2025 15:59
Site Location Plan	Site plan - existing	24 October 2025 15:59
Flood Risk Assessment (March 20206) by MBP Consulting Engineers	Flood risk assessment (FRA)	8 September 2026 16:20
Drainage Maintenance Specification by MBP	Foul drainage assessment	8 September 2026 16:22
D01 Rev B - Below ground drainage		8 September 2026 16:23
Design and Access Statement by Palladian	Design and Access Statement	8 September 2026 16:25
PA01-001 Rev P1		9 September 2026 09:56
PA01-002 Rev P1		9 September 2026 09:56

Document reference	Description	Date received
PA01-003 Rev P1		9 September 2026 09:56
PA01-004 Rev P1		9 September 2026 09:56
PA01-005 Rev P1		9 September 2026 09:56
PA01-006 Rev P1		9 September 2026 09:56
PA01-021 Rev P1		9 September 2026 09:56
PA01-022 Rev P1		9 September 2026 09:56
PA01-023 Rev P1		9 September 2026 09:56
PA01-031 Rev P1		9 September 2026 09:56
PA02-101 Rev P2		9 September 2026 09:57
PA02-102 Rev P2		9 September 2026 09:57
PA02-103 Rev P1		9 September 2026 09:57
PA02-104 Rev P1		9 September 2026 09:57
PA02-105 Rev P1		9 September 2026 09:57
PA02-106 Rev P1		9 September 2026 09:57
PA02-120 Rev P1		9 September 2026 09:57

Document reference	Description	Date received
PA02-121 Rev P2		9 September 2026 09:57
PA02-122 Rev P2		9 September 2026 09:57
PA02-123 Rev P1		9 September 2026 09:57
PA02-131 Rev P2		9 September 2026 09:57

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

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) 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/25-00192-HAPP/decision_notice.pdf)