

Camden Council

## Decision Notice

Town and Country Planning Act 1990

### Planning Permission - Full householder: Granted

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<b>Applicant</b>	Roland Carreras
<b>Application number</b>	26-00246-HAPP
<b>Application received</b>	12 February 2026 09:00
<b>Decision date</b>	3 June 2026 00:00
<b>Site address</b>	HIGHFIELD, ANTRIM ROAD, LONDON, NW3 4XN
<b>Use/development</b>	Erection of dormer window to north-west (side) roof slope and rooflight to north-east (rear) roof slope.

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

The proposed dormer window along the side roof slope and the rooflight in the rear rooflight represents a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. The dormer is similar in size, scale, and location as the approved dormer on neighbouring properties Kingswood and Pembroke, Antrim Road. The proposed materials including lead dormer cheeks and casement window will complement the historic character of the host dwelling while allowing the dormer to remain legible as a modern addition.

Given the limited visibility of the dormer from public views, it is not considered to cause harm to the character of the wider Belsize Conservation Area. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

Given the roof light and dormer's size and location, it is not considered to cause harm to the amenity of the neighbouring residents in terms of loss of daylight/sunlight, outlook, or privacy. To help mitigate any privacy impacts, the dormer window is proposed to be fully obscure glazed.

The Belsize CAAC were consulted and provided a "no comment" response. No further comments or objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.

Highfield\_Design & Access Statement\_20260211.pdf - Design & Access Statement, 08-E-100-Existing Site Plan.pdf - 08-E-100, 08-P-100-Proposed Site Plan.pdf - 08-P-100, 08-E-102-Existing Roof Plan.pdf - 08-E-102, 08-E-101-Existing Second Floor Plan.pdf - 08-E-101, 08-P-102-Proposed Roof Plan.pdf - 08-P-102, 08-P-101-Proposed Second Floor Plan.pdf - 08-P-101, 08-E-201-Existing Elevation 03.pdf - 08-E-201, 08-E-200-Existing Elevations 01 & 02.pdf - 08-E-200, 08-P-201-Proposed Elevation 03.pdf - 08-P-201, 08-P-200-Proposed Elevation 01 & 02.pdf - 08-P-200

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. 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](http://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. 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.

4. 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).

5. 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.

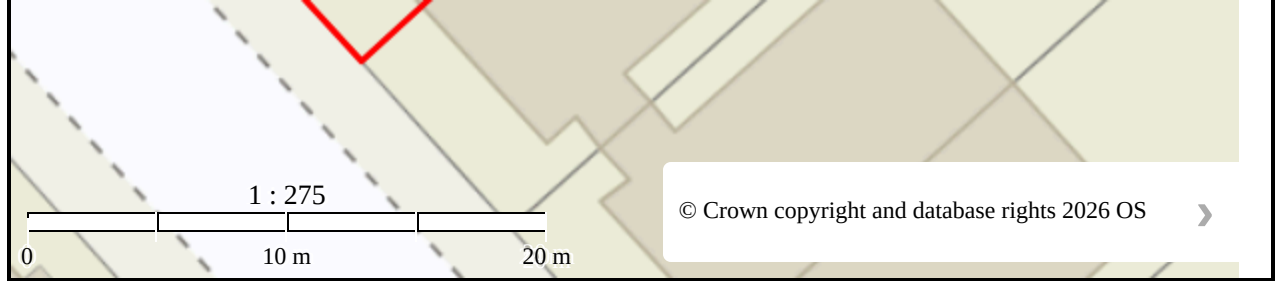
**This decision is based on the following plans:**

<b>Document reference</b>	<b>Description</b>	<b>Date received</b>
Design & Access Statement	Photographs - existing Heritage Statement Other - document	11 February 2026 20:44
08-E-100	Site plan - existing	11 February 2026 20:44
08-P-100	Site plan - proposed	11 February 2026 20:44
08-E-102	Floor plan - existing	11 February 2026 20:44

Document reference	Description	Date received
08-E-101	Floor plan - existing	11 February 2026 20:44
08-P-102	Floor plan - proposed	11 February 2026 20:44
08-P-101	Floor plan - proposed	11 February 2026 20:44
08-E-201	Elevations - existing	11 February 2026 20:44
08-E-200	Elevations - existing	11 February 2026 20:44
08-P-201	Elevations - proposed	11 February 2026 20:44
08-P-200	Elevations - proposed	11 February 2026 20:44

### Site location





## Notes

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

## Email

[digitalplanning@camden.gov.uk](mailto: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)

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](mailto: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 \(https://camden.bops.services/api/v1/planning\\_applications/26-00246-HAPP/decision\\_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/26-00246-HAPP/decision_notice.pdf)