

# 2026/1467/P Site Location Plan

8 Frognal Lane, London, NW3 7DU



## Drawings



Existing Front Elevation

Proposed Front Elevation

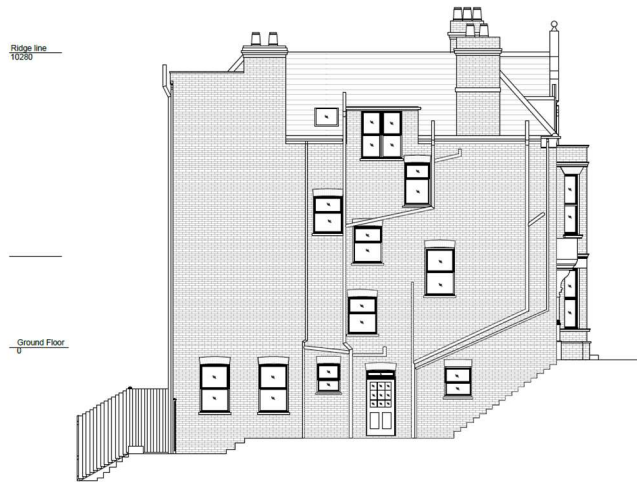
**Figure 1: Existing (left) and proposed front elevation (right)**



Existing Rear Elevation

Proposed Rear Elevation

**Figure 2: Existing Rear (left) and proposed Rear Elevation (right)**



Existing Side Elevation

**Figure 3: Existing Side Elevation**

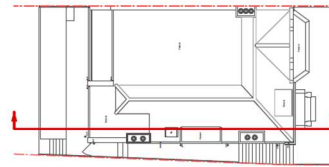


Proposed Side Elevation

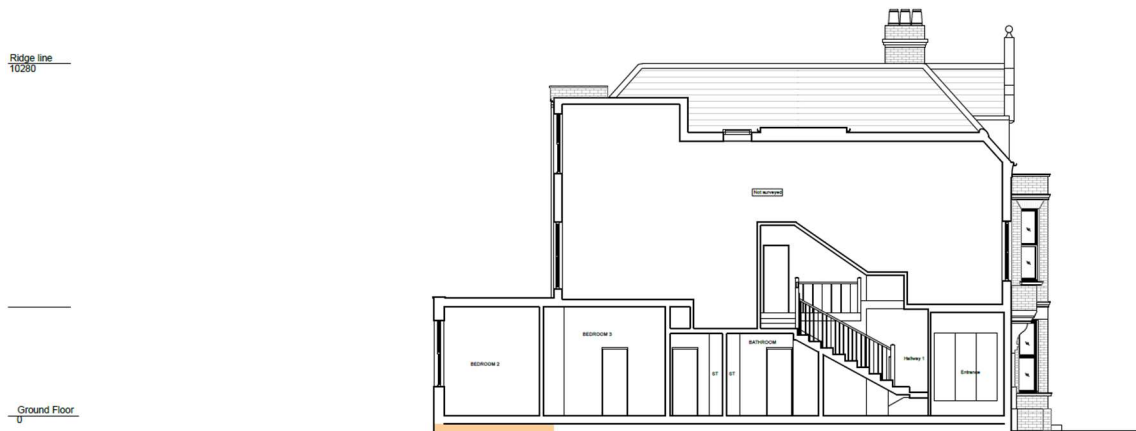
**Figure 4: Proposed Side Elevation**



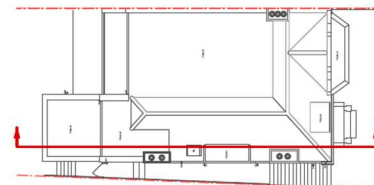
Existing Section AA



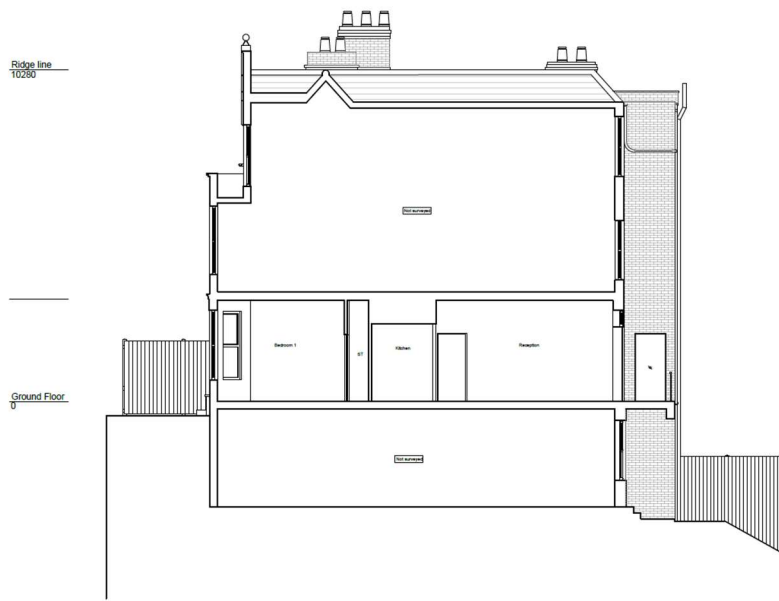
**Figure 5: Existing Section**



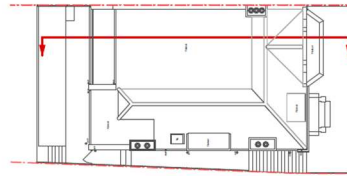
Proposed Section AA



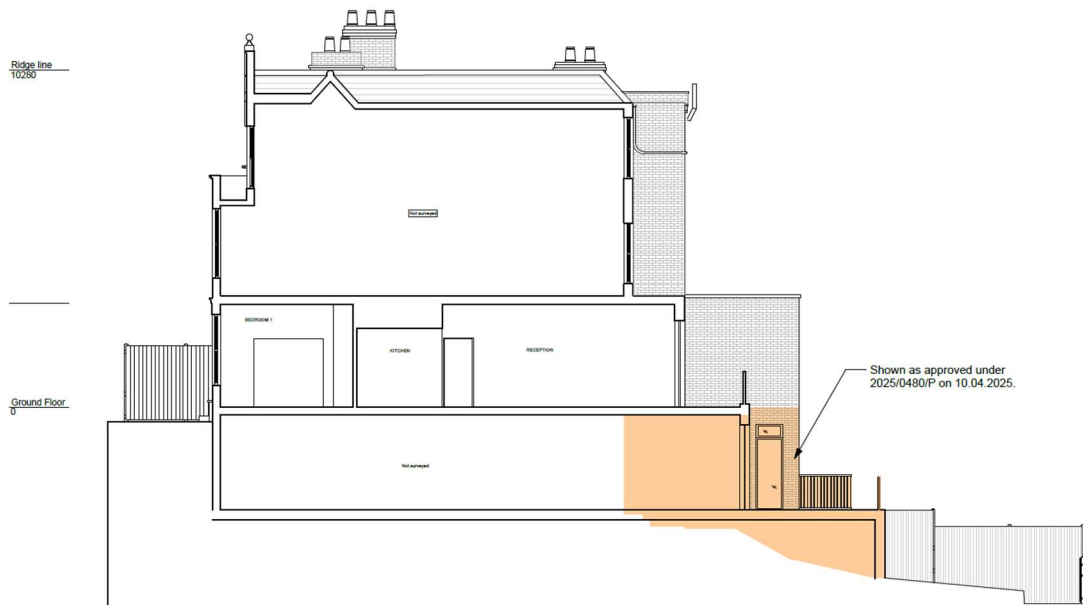
**Figure 6: Proposed Section**



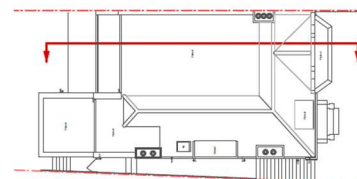
Existing Section BB



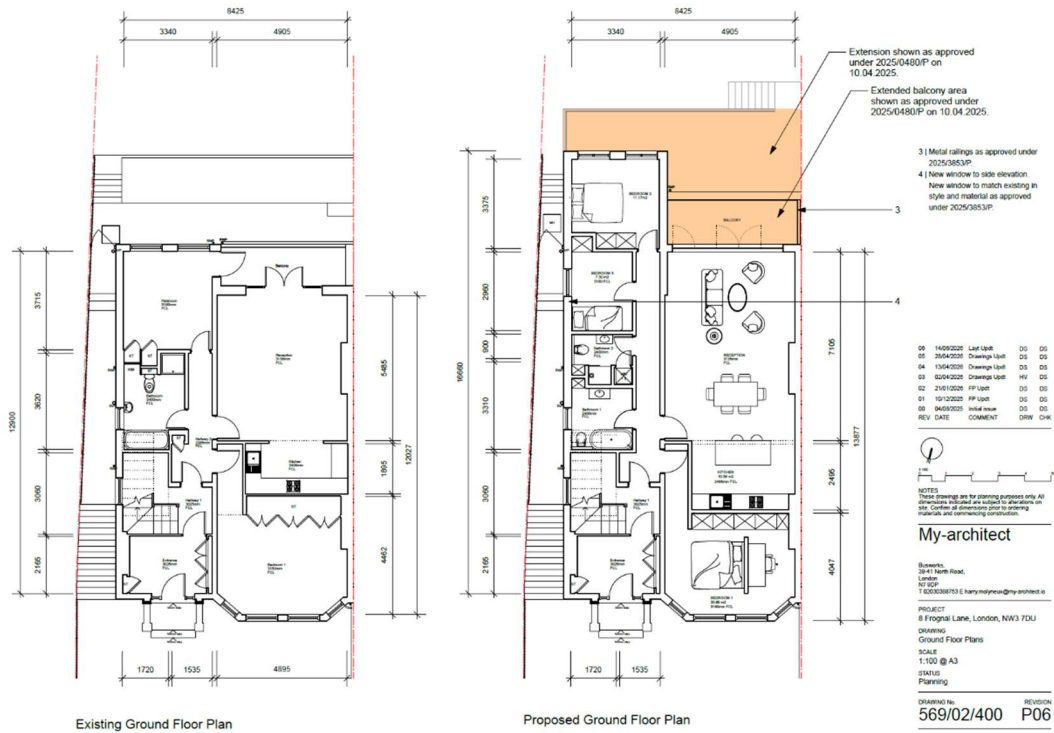
**Figure 7: Existing Section**



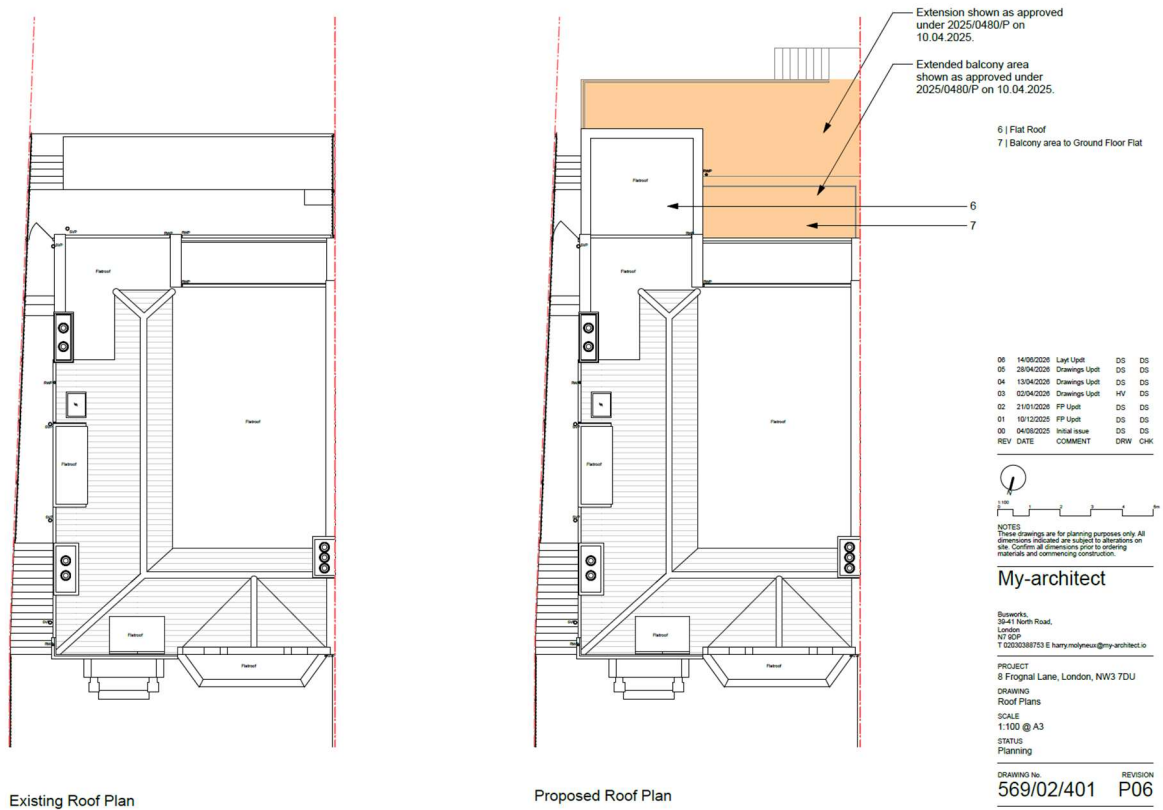
Proposed Section BB



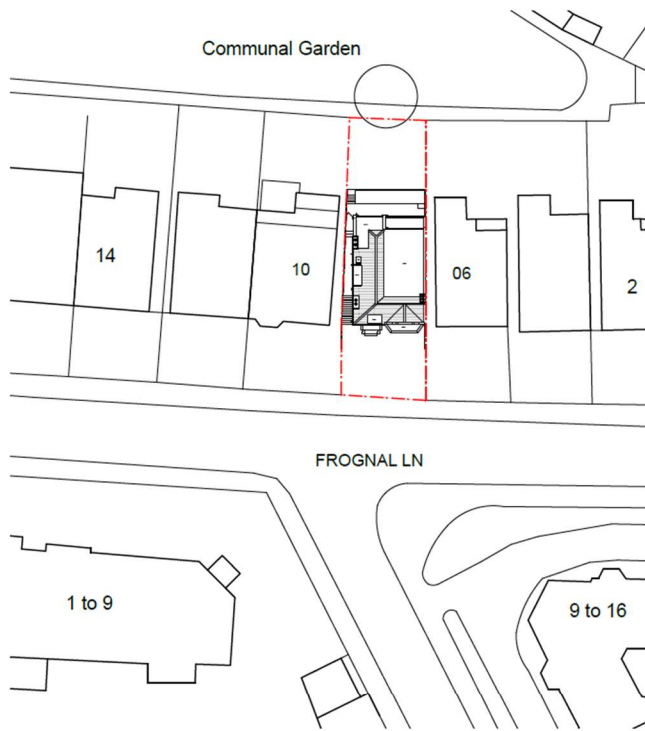
**Figure 8: Proposed Section**



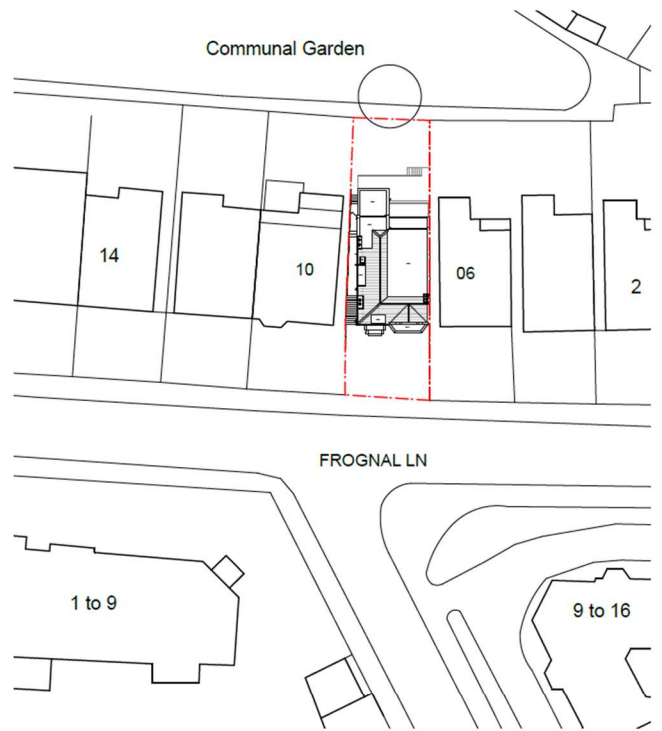
**Figure 9: Existing and Proposed Ground Floor Plan**



**Figure 10: Existing and Proposed Roof Plan**



Existing Block Plan



Proposed Block Plan

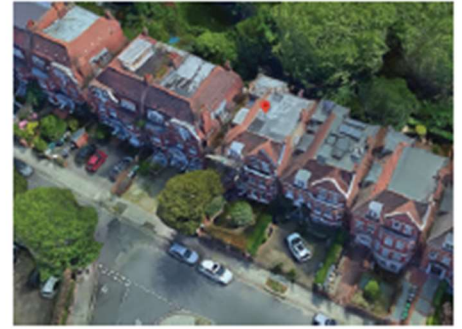
**Figure 11: Existing and Proposed Block Plan**



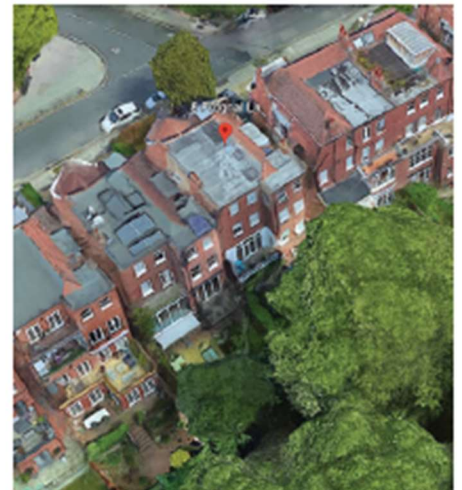
Site photographs



Figure 12: Site Photographs



Source: Google Earth,  
data from 11/04/2020



**Figure 13: Aerial Photographs**

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/06/2026</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>14/05/2026</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Henry Yeung				2026/1467/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ground Floor Flat 8 Frogna Lane London NW3 7DU				Refer to Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single storey rear extension to the ground floor flat, building upon the previously approved application (ref. 2025/3853/P, approved on 13 November 2025) and the consented rear extension to the garden flat (ref. 2025/0480/P, approved on 10 April 2025).							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>Site Notices were displayed on the 22/05/2025 and these expired on the 16/05/2025.</p> <p>A press notice was advertised on 23/04/2025 and this expired on 17/15/2025.</p> <p>No neighbour responses were received during the statutory period.</p>					
<b>Redington Frogнал Lane Neighbourhood Forum</b>  <i>Planning Officer in response</i>	<p><b>Redington Frogнал Neighbourhood Forum (Objecting)</b></p> <p>The Neighbourhood Forum objects to the proposal on the grounds that it represents a further incremental loss of garden space and soil volume at the site, citing a number of previous planning permissions that have also resulted in encroachment into the rear garden. The Forum requests that the cumulative loss of garden area associated with these permissions be quantified and compared against the original building footprint and garden area.</p> <p>The objection raises concerns that the continued reduction in garden space is contrary to the objectives of the Redington Frogнал Conservation Area Character Appraisal and Management Strategy, particularly in relation to the preservation of landscape infrastructure and garden land. It is also considered to conflict with Policies SD1, SD2, SD4, SD5, BGI1 and BGI2 of the Redington Frogнал Neighbourhood Plan.</p> <p>The Forum further notes that the site is located within an area characterised by significant underground water flows and argues that the loss of soil volume and vegetation could contribute to downstream surface water flooding. Reference is made to evidence contained within the Neighbourhood Plan evidence base regarding local flood risk. Accordingly, the Forum objects to the proposal.</p> <p><i>Officer Response</i></p> <p><i>The concerns raised regarding the cumulative loss of garden space and soil volume are noted. However, the proposed extension would not result in a reduction of the overall garden area beyond that already approved under planning permission 2025/0480/P, nor would it occupy additional external space. The proposal represents a modest amendment to the approved scheme and would not materially alter the relationship between the built form and the remaining garden.</i></p> <p><i>To secure environmental and biodiversity enhancements, a condition is attached requiring the submission and approval of detailed soft landscaping and biodiversity measures prior to commencement. This will include details</i></p>					

*of planting, biodiversity features such as bird and bat boxes/bricks, and any external lighting. These measures will ensure the retention and enhancement of the site's ecological value.*

Given the limited nature of the amendments and the requirement for biodiversity enhancements, the proposal is not considered to result in unacceptable harm to landscape infrastructure, garden character, biodiversity, or local flood resilience. The proposal is therefore considered to accord with Policies SD1, SD2, SD4, SD5 and BGI1 of the Redington

The Forum's concerns regarding the loss of soil volume and vegetation, and the potential implications for local surface water flooding, are noted.

However, the current proposal relates to an extension to the ground floor flat and does not result in any further encroachment into the rear garden beyond that already approved under planning permission 2025/0480/P for the rear extension to the lower ground floor flat. As such, the proposal would not lead to any additional loss of permeable land, soil volume, or vegetation beyond that previously assessed and accepted through the earlier permission.

Given that the development does not increase the extent of built form within the garden area compared to the approved baseline, it is not considered that the proposal would give rise to additional flood risk or materially alter local drainage conditions.

## Site Description

The application site comprises a two-storey semi-detached dwelling with accommodation at loft and lower ground floor levels located on the southern side of Frogna Lane. The property is situated within the Redington Frogna Conservation Area and within the Redington Frogna Neighbourhood Forum area. The building is not statutorily listed and is not included on Camden's Local List.

The surrounding area is characterised by substantial detached and semi-detached Victorian and Edwardian dwellings set within generous plots with landscaped front and rear gardens. The conservation area is noted for its verdant character, high-quality residential architecture and varied roofscape. Many properties within the locality have been altered and extended over time, including the provision of rear extensions at lower ground and ground floor levels.

## Relevant History

2025/0480/P "Erection of external balconies on the rear elevation and first floor levels, erection of single 2025/3853/P – Erection of a rear extension to the ground floor flat (following planning permission 2025/0480/P dated 06.02.2025 for a rear extension) and installation of a new window at ground floor level to the side elevation. Granted on 09/09/2025.

2025/1733/P – Creation of a front lightwell; enlargement of two side-facing ground floor windows and installation of a staircase lift. Granted on 29/04/2025.

2025/0480/P – Erection of external balconies on the rear elevation at ground and first floor levels, erection of a single-storey rear extension and raised timber deck terrace to the lower ground floor flat (Class C3). Granted on 06/02/2025.

2022/0097/P – Erection of external balconies on the rear elevation at ground and first floor levels; erection of a single-storey rear extension with raised timber deck terrace to the lower ground floor flat (Class C3). Granted on 11/02/2022.

2019/5693/P – Installation of glazed balustrade at roof level, enlargement of existing side dormer window and installation of glazed access rooflight, all in association with the creation of a communal rooftop terrace. Refused on 24/12/2019.

2019/2321/P – Erection of external balconies on the rear elevation at ground and first floor levels; erection of a single-storey rear extension with raised timber deck terrace to the lower ground floor flat (Class C3). Granted on 24/05/2019.

2019/0485/P – Erection of a single-storey rear extension with raised timber deck terrace to the lower ground floor flat (Class C3). Granted on 08/02/2019.

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

A1 Managing the impact of development  
A3 Biodiversity  
D1 Design  
D2 Heritage

### Redington Frogna Neighbourhood Plan (2021)

SD1 Refurbishment of Existing Buildings  
SD2 Redington Froggnal Conservation Area  
SD4 Redington Froggnal Character  
SD5 Residential Extensions and Garden Development

## **Camden Planning Guidance**

Amenity (2021)

Design (2021)

Redington and Froggnal Conservation Area appraisal and management strategy (2022)

## **Draft Camden Local Plan**

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decisionmaker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **Assessment**

### **1. Proposal**

- 1.1. Planning permission is sought for amendments to previously approved rear extension works serving the ground floor flat, together with associated alterations to the rear and side elevations. The application seeks to revise elements of the scheme approved under references 2025/0480/P and 2025/3853/P.
- 1.2. The proposed amendments comprise alterations to the design and detailing of the approved rear extension, including changes to fenestration, external materials and terrace arrangements. The extension would project approximately 3.3m beyond the existing rear elevation and would be constructed in London stock brick with painted timber windows and doors and black powder-coated metal railings.
- 1.3. The principal planning considerations are:
  - Design and Heritage
  - Amenity
  - Sustainability and Biodiversity

### **2. Design and Heritage**

- 2.1. Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan seek high-quality design that responds positively to local character and preserves or enhances designated heritage assets. Similar objectives are reflected within the Redington Froggnal Neighbourhood Plan, the London Plan 2021 and Chapter 16 of the National Planning Policy Framework (NPPF) 2024.
- 2.2. The proposed amendments would retain the general form, scale and siting of the previously approved rear extension. The extension would remain subordinate to the host dwelling and would not materially alter the overall appearance of the approved development. The proposed materials, including London stock brickwork, painted timber joinery and metal railings, are considered appropriate and sympathetic to the character of the existing building.
- 2.3. The extension would be confined to the rear of the property and would not affect the principal elevation or other publicly visible parts of the building. As such, the proposal would have limited visibility from the public realm. The revised fenestration and external detailing are considered well-proportioned and would integrate successfully with the architectural character of the host building. The proposed amendments would not materially alter the scale, form or siting of the previously approved rear extension. The extension would remain subordinate to the host property and would continue to read as a modest addition to the lower ground floor flat.
- 2.4. The proposed alterations would improve the functionality and usability of the ground floor accommodation. The revised extension would provide enhanced access to natural daylight and improved connections between internal and external spaces. The proposal would support a high standard of residential accommodation for future occupiers without compromising the quality of the existing dwelling.
- 2.5. The proposed palette of materials, including London stock brickwork, painted timber joinery and metal railings, is considered appropriate and sympathetic to the character of the host building. The revised fenestration arrangements are well proportioned and would integrate satisfactorily with the architectural composition of the existing property. Given that the extension is located at the rear of the building, visibility from the public realm would be limited. The amendments would not harm the appearance of the host building or the wider Redington Froggnal Conservation Area.
- 2.6. The scale and massing of the extension are considered proportionate to the host property and reflective of rear additions found elsewhere within the surrounding area. The proposal would therefore preserve the character and appearance of both the host property and the wider Redington Froggnal Conservation Area. The proposal is considered to comply with Policies D1 and D2 of the Camden Local Plan 2017, the Redington Froggnal Neighbourhood Plan and the heritage objectives of the NPPF 2024.

### **3. Residential Amenity**

- 3.1. Policy A1 (Managing the Impact of Development) seeks to ensure that development does not cause unacceptable harm to the amenity of neighbouring occupiers.
- 3.2. The proposed extension is modest in scale and closely reflects forms of development already approved at the site. Given its limited depth and height, the proposal would not result in significant additional loss of outlook or increased sense of enclosure to neighbouring occupiers when compared with the approved schemes.
- 3.3. The extension follows the established pattern of rear development within the locality and would align broadly with neighbouring rear additions. Accordingly, no unacceptable impacts relating to daylight, sunlight or outlook are anticipated.
- 3.4. The revised scheme includes alterations to glazing and terrace arrangements. Potential overlooking impacts have been carefully considered, particularly in relation to the adjoining property at No. 10 Froggnal Lane. To address privacy concerns, a condition is attached requiring the installation and retention of a 1.8-metre-high privacy screen along the shared boundary.

Subject to this mitigation measure, the proposal would not result in harmful overlooking or loss of privacy. Overall, the proposal would preserve the amenity of neighbouring occupiers and is considered compliant with Policy A1 of the Camden Local Plan 2017.

#### **4. Sustainability and Biodiversity**

- 4.1. Policy CC1 seeks to minimise carbon emissions and improve the environmental performance of development, while Policy A3 seeks to protect and enhance biodiversity.
- 4.2. The replacement of existing windows with high performance timber double-glazed units would improve thermal efficiency and reduce heat loss from the property. The use of durable and high-quality materials would support the long-term sustainability of the development while maintaining the architectural integrity of the host building.
- 4.3. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 2 April 2024. The Local Planning Authority responsible for approving any Biodiversity Gain Plan (BGP), where required, would be the London Borough of Camden.
- 4.4. Based on the information submitted and the scale of development proposed, the development falls below the statutory de minimis threshold and is therefore exempt from the mandatory Biodiversity Net Gain requirements. As such, the approval of a Biodiversity Gain Plan prior to commencement of development is not required in this instance.
- 4.5. Notwithstanding the exemption from mandatory BNG requirements, the proposal incorporates biodiversity enhancements through the provision of a green sedum roof to the rear extension, which would contribute positively to urban greening and ecological value.
- 4.6. The proposal is therefore considered acceptable with regard to biodiversity and accords with Policy A3 (Biodiversity) and CC1 of the Camden Local Plan (2017).

#### **5. Conclusion**

- 5.1. The proposed rear extension and associated alterations, including the installation of a new side-facing ground floor window, have been carefully designed to respect the character and appearance of the host building and the Redington Froggnal Conservation Area. The proposal would preserve the significance of the conservation area, provide improved accommodation for occupiers, and maintain acceptable levels of residential amenity for neighbouring properties.
- 5.2. The proposal is therefore considered to accord with Policies A1, D1 and D2 of the Camden Local Plan (2017), the Redington Froggnal Neighbourhood Plan, the London Plan (2021), and the National Planning Policy Framework (2024). Approval is recommended, subject to appropriate conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22<sup>nd</sup> June 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/1467/P  
Contact: Henry Yeung  
Tel: 020 7974 3127  
Email: [Henry.Yeung@camden.gov.uk](mailto:Henry.Yeung@camden.gov.uk)  
Date: 11 June 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

My-architect  
Unit Number 213  
The BusWorks  
North Road  
London  
N7 9DP  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Ground Floor Flat  
8 Frognal Lane  
London  
NW3 7DU**

# DECISION

Proposal:

Erection of single storey rear extension to the ground floor flat, building upon the previously approved application (ref. 2025/3853/P, approved on 13 November 2025) and the consented rear extension to the garden flat (ref. 2025/0480/P, approved on 10 April 2025).

Drawing Nos: 569/02/200 P-04; 569/02/201 P-04; 569/02/202 P-04; 569/02/203 P-04; 569/02/205 P-04; 569/02/206 P-04; 569/02/207 P-04; 569/02/400 P-04; 569/02/401 P-04; 569/02/500 P-04; PLANNING STATEMENT; Site Location Plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order 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: 569/02/200 P-04; 569/02/201 P-04; 569/02/202 P-04; 569/02/203 P-04; 569/02/205 P-04; 569/02/206 P-04; 569/02/207 P-04; 569/02/400 P-04; 569/02/401 P-04; 569/02/500 P-04; PLANNING STATEMENT; Site Location Plan

Reason: For the avoidance of doubt and in the interest 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.

- 4 All new materials associated with this proposal shall be in accordance with the below: - brickwork shall match the brickwork of the main house - fenestration shall be timber; and - the new balustrades and railings are to be metal, painted black.

Reason: 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.

- 5 A 1.8 metre high privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the side of the balcony with no.10 Frognal Lane prior to commencement of use of the balcony. The 1.8 metre high opaque screen shall be permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of no. 10 Frognal Lane in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 No development shall commence until full details of the soft landscaping proposals, including biodiversity enhancements (such as bird bricks) and any external lighting (if proposed), have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Planting plans, including the species, numbers and locations of all proposed planting;
- Details of biodiversity features, such as bird or bat boxes/bricks; and
- Details of any external lighting, including its type, position, lux levels, and mitigation measures to prevent adverse impacts on biodiversity and residential amenity.

The approved soft landscaping and biodiversity measures shall be implemented in full prior to the first occupation of the development and shall be retained thereafter. Any external lighting shall be installed and maintained only in accordance with the approved details.

Reason: To ensure that the development contributes positively to biodiversity and the character of the area, and to protect the amenities of neighbouring occupiers, in accordance with Policies A1, A3, A4 and D1 of the Camden Local Plan 2017, the Redington Froggnal Neighbourhood Plan, and the National Planning Policy Framework 2024.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 2 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 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.
- 4 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.
- 5 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 below the de minimis threshold

6 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).

7 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer