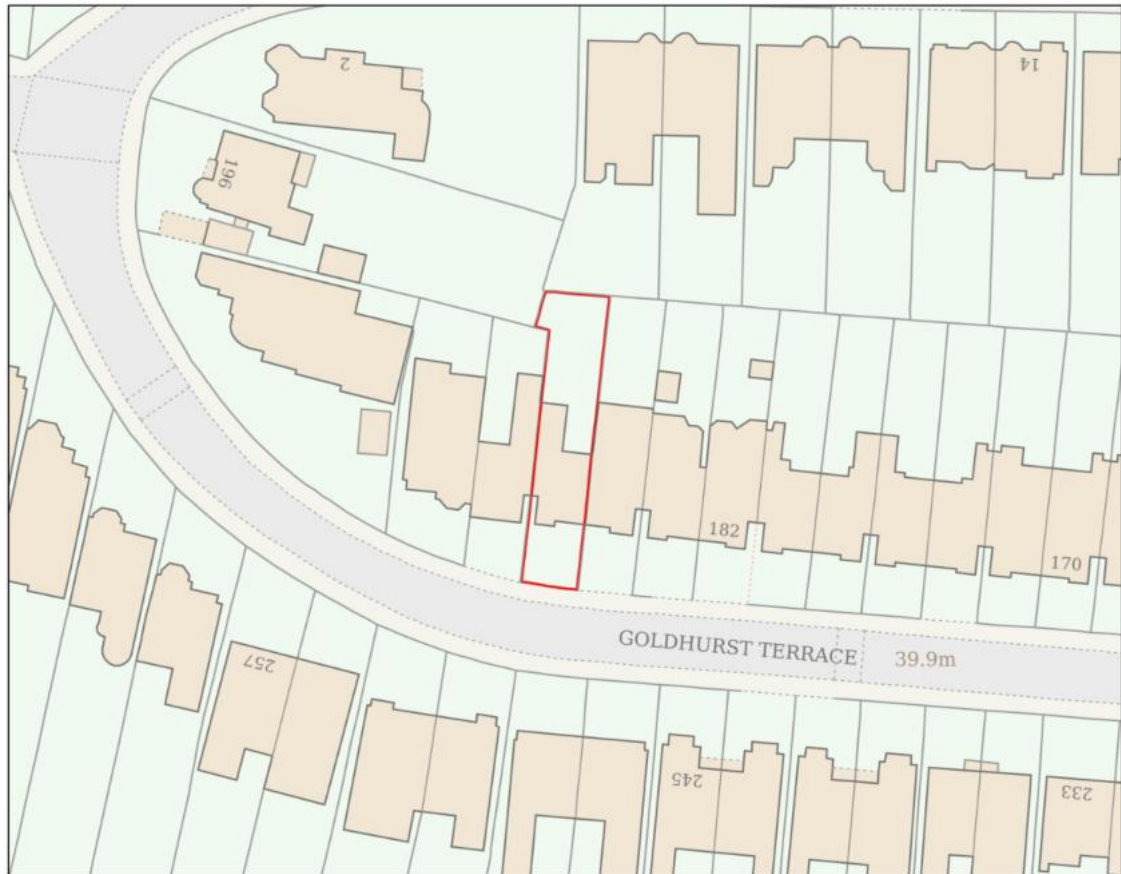


2026/3095/P

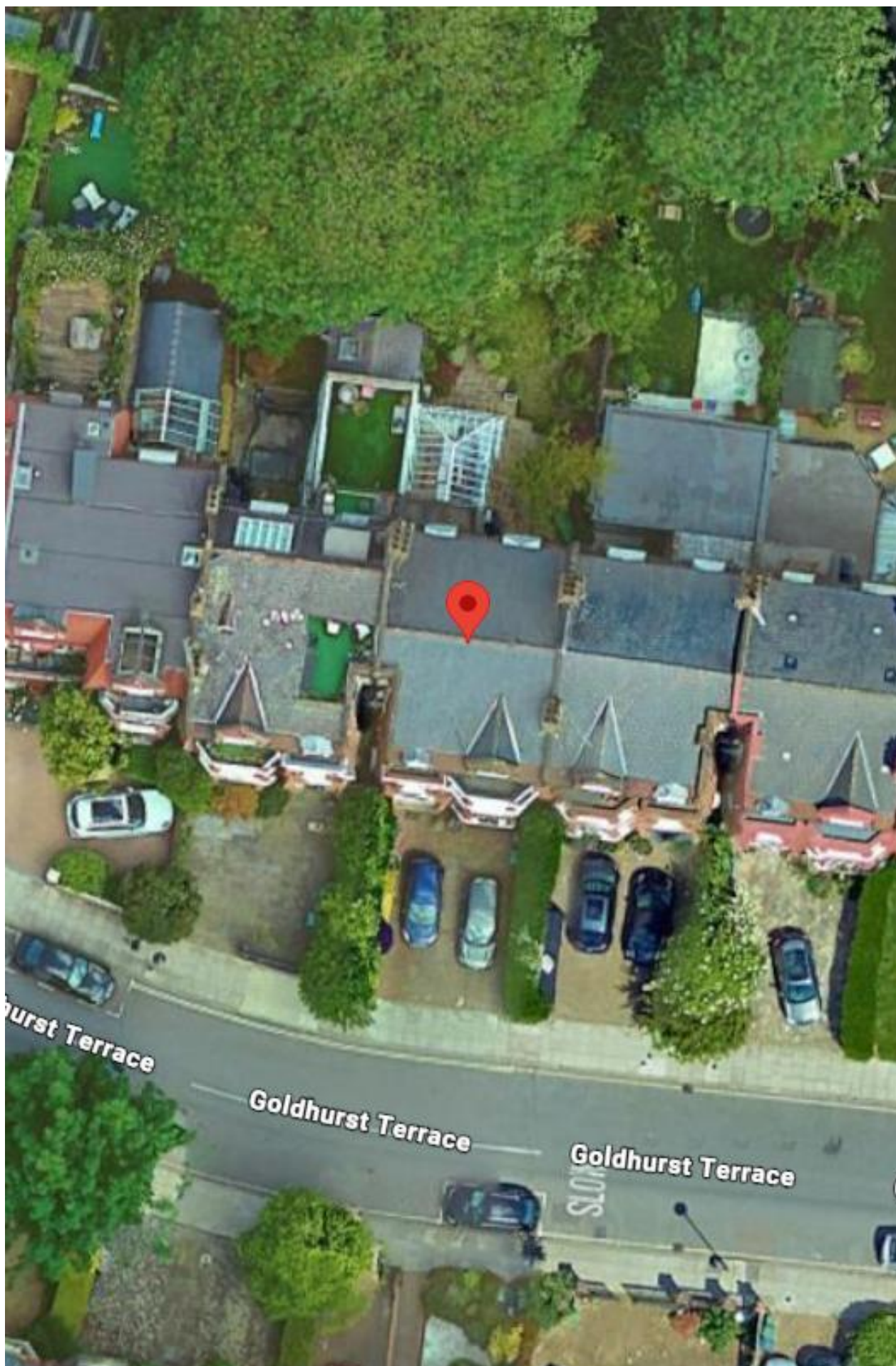
188 Goldhurst Terrace NW6 3HN



Site Photos



1. Aerial view of the application site and surrounding context (Google 2026).



2. Aerial view of the site and neighbours (Google 2026).



3. View of the site from across the street (planning officer, 27 August 2026)



4. View of the site from across the street, facing east (planning officer, 27 August 2026).



5. View of the site from across the street, facing northeast (planning officer, 27 August 2026).



6. View of the site from across the street, facing northwest (planning officer, 27 August 2026).



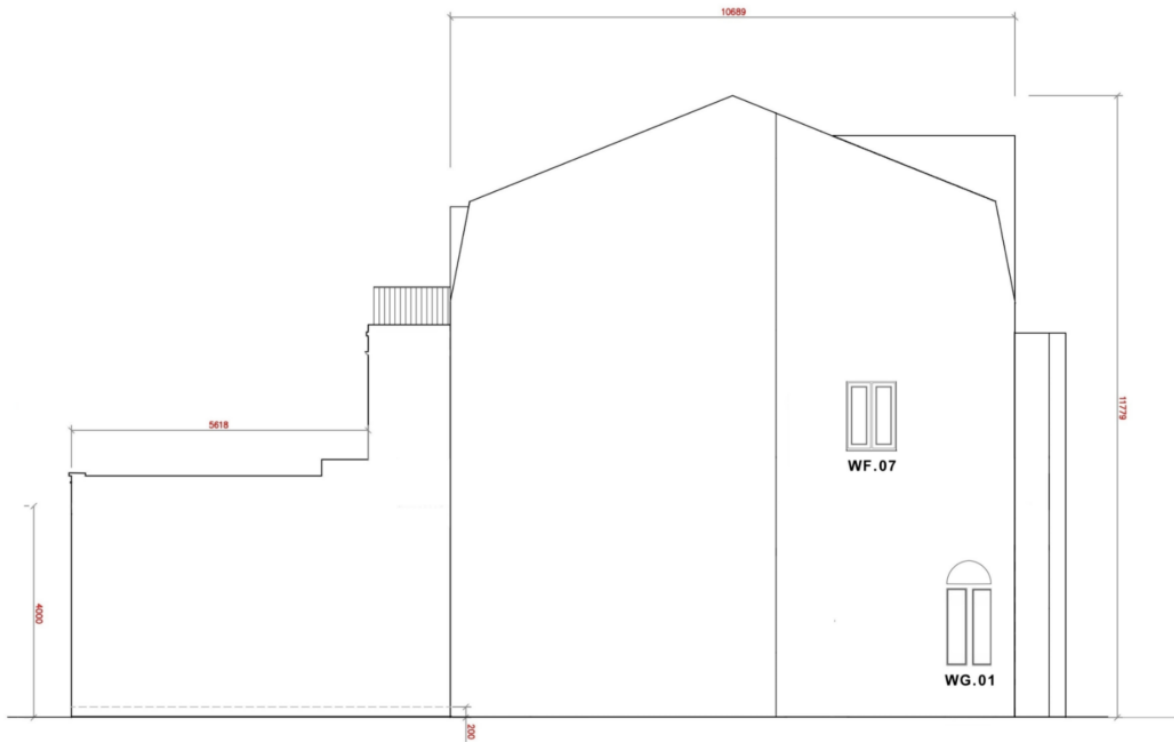
7. View of the site from across the street, facing northwest (planning officer, 27 August 2026).



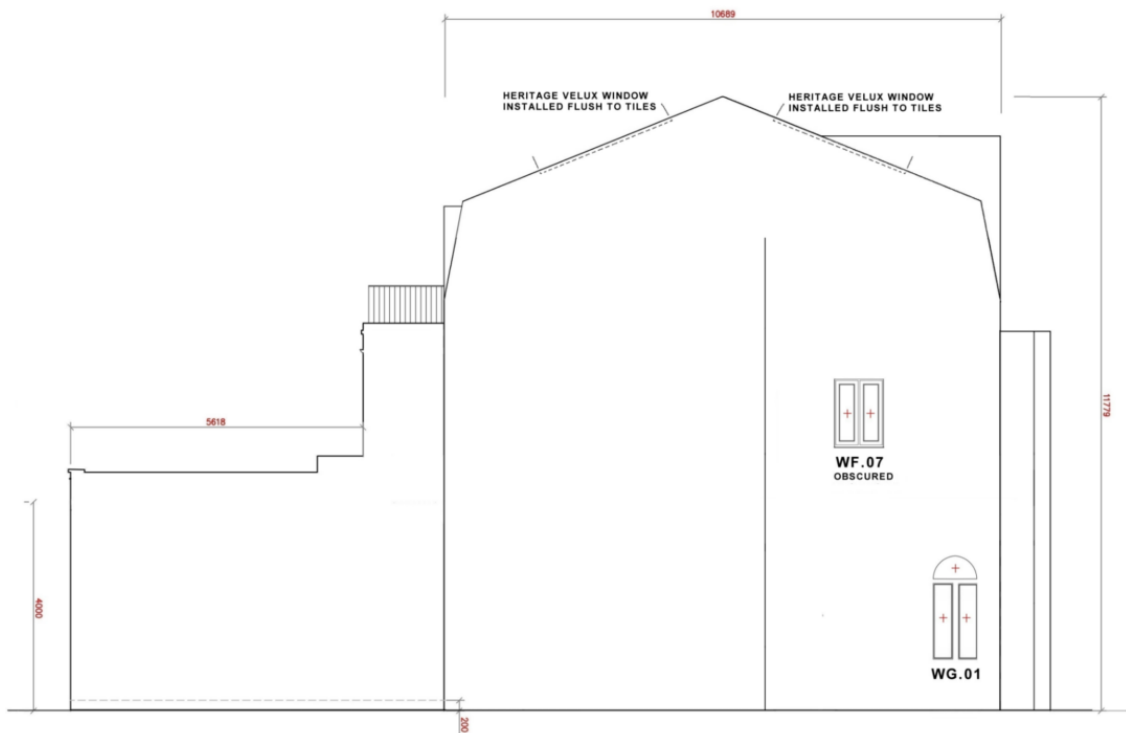
8. Existing front and rear elevations.



9. Proposed front and rear elevations. Note: due to the height of the building and angle of the roof, the roof does not appear as visually prominent in person (see images 3-7 above).



10. Existing side elevation.



11. Proposed side elevation.

Table 1. Outline of proposed changes.

Doors / Windows	Existing	Proposed
DG01	timber door with historic/stained glass lights, sidelights, fanlight	timber door with historic/stained glass lights, sidelights, fanlight + secondary glazing
DG02, DS02	timber doors with historic/stained glass toplights (transom windows)	timber doors with historic/stained glass toplights (transom windows) + secondary glazing
DF01, DS01	timber double-glazed doors	timber double-glazed replica doors
DG03	black aluminium 6-panel bifolds	black aluminium 3-panel sliders
WG01, WF07	timber single-glazed windows	timber single-glazed windows
WG03, WG04, WG05, WF01, WF03, WF04, WF05, WF06, WS01, WS05	timber single-glazed windows with historic/stained glass toplights	timber double-glazed windows with historic/stained glass toplights + secondary glazing
WF02, WS03	double-glazed windows	double-glazed replica windows
RW01, RW02, RW03	not specified	VELUX flat glass ISU 2093
RL01, RL02, RL03, RL04	N/A	VELUX conservation roof window GGL Glazing 70H

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/10/2026
		N/A / attached		Consultation Expiry Date:	15/10/2026
Officer			Application Number(s)		
Paul Vassiliadis			2026/3095/P		
Application Address			Drawing Numbers		
188 Goldhurst Terrace London NW6 3HN			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of windows and doors on front, rear and side elevations, and installation of 4 rooflights.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations						
Summary of consultation		Site notices were displayed near to the site on 21/09/2026 (expired 15/10/2026).				
		A press notice was advertised 27/08/2026 (expired 20/09/2026).				
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections
Summary of consultation responses:		No responses received.				
<i>Officer response in italic</i>						
CAAC/Local groups comments:		The Combined Residents Association of South Hampstead (C.R.A.S.H) submitted an objection, summarised below. <u>Rooflights in the conservation area</u> - Acknowledgement that many rooflights on front roofslopes have been granted permission within the South Hampstead Conservation Area. - Rooflights “are not in keeping with the design aesthetic of the conservation area and detract from notable ... features of roofs, gables etc”, particularly on this stretch of Goldhurst Terrace. - The proposed positioning of rooflights is “odd” and “will detract from the existing features highly visible from the public domain”. - If rooflights are permitted, they should align with existing windows and use Velux heritage conservation top-hung roof windows rather than Velux GGL swivel windows. <i>Officer response:</i> The presence of rooflights is not uncommon within the South Hampstead Conservation Area, including on properties in the immediate vicinity of the application site. However, the acceptability of the proposed rooflights has been assessed on their individual merits, having regard to their siting, design and visibility and their effect on the character and appearance of the host building and conservation area. <i>The proposed rooflights would be positioned within the roofslope. Due to the form and ridgeline of the existing mansard roof they would have limited visibility from Goldhurst Terrace. Where visible, they would appear as relatively discreet additions to the roof and would not compete with or detract from the more prominent architectural features of the building and streetscape, including the existing roof form, gables and chimney stacks.</i> <i>The suggested alternative positioning and use of top-hung conservation rooflights rather than the proposed swivel rooflights have also been considered. Given the limited visibility of the rooflights and their relatively modest scale, it is not considered that the proposed positioning or opening mechanism would result in a materially different effect on the appearance of the building or the character and appearance of the conservation area.</i>				
<i>Officer response in italic</i>						

Site Description

The site is a three storey semi-detached red brick house that lies to the north of Goldhurst Terrace. To the rear of the site lies semi-detached dwellings that front onto Aberdare Gardens. The building lies within the South Hampstead Conservation Area. The building makes neither a neutral contribution to the South Hampstead Conservation Area.

The surrounding area largely comprises similar three-storey semi-detached brick houses.

Relevant History

2016/4683/P - Flat D, 111 Goldhurst Terrace

Roof extension including rear dormer and 3 rooflights to front elevation, replacement of all windows to top flat and replacement of existing roof tiles (Class C3). – Granted 20/12/2016.

2018/2541/P - Flat 2nd Floor, 118 Goldhurst Terrace

Erection of dormer window and installation of 3 no rooflights to the front and side roof slope of the dwellinghouse. – Granted 13/08/2018.

2019/2352/P - Flat 2nd Floor, 61 Goldhurst Terrace

Installation of a dormer window and rooflight to rear roofslope and three rooflights to front roofslope. – Granted 30/07/2019.

2020/3845/P - 93 Goldhurst Terrace

Hip to gable roof extension with rear dormer, front rooflight and window to flank elevation. – Granted 27/11/2020.

2022/0276/P - 22 Goldhurst Terrace

Erection of rear dormer and 3 front rooflights in association with a loft conversion. – Granted 11/05/2022.

2024/3520/P - 188 Goldhurst Terrace

Erection of rear dormer. – Withdrawn.

2024/3529/P - 188 Goldhurst Terrace

Demolition of existing conservatory and construction of a single storey rear extension. – Granted 22/11/2024.

2024/0878/P - Flat 4, 269 Goldhurst Terrace

Extension to existing roof ridge, loft conversion with rear dormer window and terrace, 1x rooflight at front roof slope. – Granted 29/11/2024.

2024/3671/P - 188 Goldhurst Terrace

Excavation of a single storey basement extension to the single family dwelling. – Granted subject to s106 legal agreement 29/07/2026.

Relevant policies

National Planning Policy Framework 2026

Town and Country Planning (General Permitted Development) Order 2015

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC2 Adapting to climate change

South Hampstead Conservation Area Character Appraisal and Management Strategy

Camden Planning Guidance

CPG Design (2021)

CPG Energy efficiency and adaptation (2021)

CPG Home Improvements (2021)

Draft Camden Local Plan

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 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 examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.

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 Camden Local Plan (DCLP) 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 decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Assessment

1.0 PROPOSAL

- 1.1 The proposal is for replacement of windows and doors on front, rear and side elevations, and installation of 4 rooflights.
- 1.2 Specifically, the proposed changes include replacing timber single-glazed windows to double-glazed, installing secondary glazing behind the retained historic/stained glass, and installing 2 new rooflights on the front roofslope and 2 new rooflights on the rear roofslope.

Revision

- 1.3 Originally the proposal included the removal of the historic/stained glass and replacement with clear double glazing. Following officer concerns the proposal has been revised to retain the historic/stained glass and install secondary glazing internally.

2.0 ASSESSMENT

- 2.1 The principal planning considerations are considered to be the following:

- Design and heritage
- Amenity
- Climate change and sustainability
- Biodiversity

3.0 DESIGN AND HERITAGE

3.1 Policy D1 seeks to ensure that development respects local context and character, preserves or enhances the historic environment and heritage assets, is sustainable incorporating best practice climate change adaptation, and comprises details and materials that are of high quality and complement the local character.

3.2 Policy D2 seeks to ensure that development preserves or enhances the character or appearance of the area and does not cause substantial harm to heritage assets.

3.3 The application site lies within the South Hampstead Conservation Area. The conservation area is characterised predominantly by late Victorian and Edwardian residential development with the architectural composition of buildings, including their roof forms, gables, chimney stacks and traditional timber fenestration, contributing to its distinctive character. The South Hampstead Conservation Area

Character Appraisal and Management Strategy (CACAMS) identifies traditional timber windows and doors, including examples incorporating stained and leaded glass, as contributing to the special interest of the area, and identifies unsympathetic alterations to fenestration and roofscapes as having the potential to erode its character.

3.4 The proposal comprises a number of alterations to the existing fenestration including replacement of existing single-glazed timber windows with double-glazed timber units; retention of historic/stained glass with installation of secondary glazing behind; replacement of some existing double-glazed windows and doors with replica units; an alteration to the previously approved rear doors; and the installation of rooflights. These elements are considered below.

Windows and doors

3.5 The proposed replacement windows and doors would generally retain the existing openings and replicate the established form, proportions and detailing of the existing fenestration, including glazing bar patterns, profiles, external mouldings, horns, ironmongery and reveal depths. Replacement units would be constructed in timber which is consistent with the traditional materials and appearance of the building and the wider conservation area.

3.6 A number of the existing windows and doors incorporate historic/stained glass, including the toplights to WG03, WG04, WG05, WF01, WF03, WF04, WF05, WF06, WS01 and WS05; the toplights to DG02 and DS02 and the glazing, sidelights and fanlight to DG01. These decorative elements would be retained with secondary glazing introduced internally. This would retain architectural detailing which contributes to the character of the building while allowing improvements to its thermal performance.

3.7 Existing single glazed timber windows would be replaced with timber double glazed units and existing double-glazed units would be replaced with replica replacements. Although the introduction of double glazing would alter the construction of some windows the submitted joinery details demonstrate that their external proportions, profiles and detailing would be maintained. The changes would therefore preserve the established appearance and architectural character of the fenestration.

Rear doors

3.8 On the rear elevation at ground floor level the proposal includes a three-panel aluminium sliding door with minimal black frames (DG03). The height of the existing opening would be increased slightly to align with the existing blockwork bond. The large glazed opening and contemporary detailing would relate appropriately to the design and character of the single-storey rear extension and, given its location on the rear elevation, would not be considered visually prominent from private views within the wider conservation area.

3.9 Planning permission 2024/3529/P previously granted permission for a six-panel aluminium bifold door within the same rear elevation. This approved arrangement has not been implemented. The current proposal would retain the overall character of a large contemporary glazed opening in this location, with the principal changes comprising the reduction from six bifold panels to three sliding panels and a slight increase in the height of the opening. These changes would not materially increase the visual impact of the opening or result in any further harm to the architectural character and appearance of the building or the character and appearance of the South Hampstead Conservation Area.

Rooflights

3.10 The proposal also includes four new conservation-style rooflights (RL01–RL04) within the main pitched roof. Camden Planning Guidance advises that rooflights should be appropriately located and designed, use high-quality materials and be sympathetic to the architectural character of the building. The South Hampstead Conservation Area Character Appraisal and Management Strategy identifies the roofscape as an important element of the area's character and recognises that inappropriate roof alterations, including rooflights, can disrupt the composition and appearance of buildings and the wider roofscape.

3.11 The front elevation of the application property has a strong architectural composition, including projecting gables, chimney stacks and detailed fenestration. The effect of introducing rooflights into the

principal roof therefore requires consideration in terms of their relationship with these features and their visibility within the streetscene.

3.12 C.R.A.S.H objects to the introduction of rooflights on the front roofslope as well as their positioning and their potential effect on the established roofscape. While rooflights are present elsewhere within the conservation area, including properties in the vicinity of the application site, their presence elsewhere does not in itself establish the acceptability of the proposal. The proposed rooflights have therefore been assessed on their individual merits having regard to their scale, design, siting, arrangement and visibility.

3.13 The four rooflights would be arranged as two pairs within the main roofslope. They would comprise conservation-style units with black frames and low-profile flashing and would be designed to sit flush with the roof tiles and below the ridge. A condition would be attached to ensure this. The proposed specification would therefore minimise their projection above and visual prominence within the existing roof.

3.14 Although the rooflights are apparent on the proposed elevation drawings, the street-level site photographs demonstrate that the main roofslope is considerably less prominent in actual public views due to the height of the building, the pitch and form of the roof and the intervening roof features. The rooflights would consequently have limited visibility from Goldhurst Terrace.

3.15 Where visible, the rooflights would be modest in scale and would remain subordinate to the more prominent architectural elements of the building and roofscape, including the gables and chimney stacks. Their paired arrangement would also provide a degree of order within the roofslope. They would therefore not materially disrupt the architectural composition of the building or detract from those elements of the roofscape which contribute to the character and appearance of the conservation area.

3.16 The alternative positioning and use of top-hung rather than centre-pivot rooflights suggested by CRASH have been considered. Given the limited visibility of the rooflights from street level, their modest scale and low-profile appearance within the roofslope, it is not considered that the alternative arrangement or opening mechanism would result in a materially different effect on the character and appearance of the building or conservation area.

3.17. The Council's Conservation Officer has reviewed the proposal, including the treatment of the historic/stained glazing and the proposed rooflights and has raised no objection.

Heritage conclusion

3.18 Overall, the proposed window and door alterations would retain the established proportions, materials and architectural detailing of the building's fenestration, including the retention of historic/stained glass. The proposed rooflights, having regard to their scale, detailed design, arrangement and limited visibility, would appear as discreet and subordinate additions to the roofscape.

3.19 The proposals are therefore considered to preserve the character and appearance of the South Hampstead Conservation Area. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area. The proposal would accord with policies D1 and D2 of the Camden Local Plan and relevant Camden Planning Guidance.

4.0 AMENITY

4.1 The proposed rooflights would be located within the roof slopes and would not provide direct views towards neighbouring habitable-room windows or private amenity areas. Having regard to their siting and orientation they would not result in a material loss of privacy to neighbouring occupiers.

4.2 The remaining works principally comprise alterations to existing windows and doors within established openings and would not materially affect neighbouring daylight, sunlight, outlook or privacy. The proposal would therefore preserve neighbouring residential amenity in accordance with Policy A1.

5.0 SUSTAINABILITY

5.1 Camden Planning Guidance Energy efficiency and adaptation supports proportionate improvements to the energy efficiency of existing buildings, including appropriately designed double and secondary glazing, while recognising the need to retain features which contribute to the character of heritage assets.

5.2 The proposal would improve the thermal performance of the building through the replacement of single glazed windows and doors with double glazing and the installation of secondary glazing where historic/stained glass is to be retained. The proposed approach would achieve these improvements without the loss of the decorative glazing identified as contributing to the architectural character of the building.

5.3 The proposals therefore achieve an appropriate balance between improving the thermal performance of the building and retaining its architectural character and are considered consistent with Policy CC2.

6.0 BIODIVERSITY NET GAIN (BNG)

6.1 Local Plan Policy A3 (Biodiversity) seeks to protect and enhance biodiversity and requires development to secure biodiversity improvements where possible. Mandatory Biodiversity Net Gain (BNG) is provided for through Schedule 7A of the Town and Country Planning Act 1990 and requires development to achieve at least a 10% increase in biodiversity value, subject to specified exemptions.

6.2 The statutory BNG requirements are subject to a number of exemptions. In this case, the proposed development is the subject of a householder application and therefore falls within the statutory householder development exemption. Accordingly, the statutory biodiversity gain condition does not apply to this permission.

7.0 CONCLUSION

7.1 The proposed replacement windows and doors would retain the established character and detailing of the building, including the retention of historic/stained glass, while enabling improvements to its thermal performance. The proposed rooflights, by reason of their modest scale, low-profile design, arrangement and limited visibility, would appear as discreet and subordinate additions to the roofscape and would not detract from the architectural character of the building or surrounding streetscene.

7.2 The proposal would preserve the character and appearance of the South Hampstead Conservation Area and would not result in material harm to neighbouring residential amenity. It is therefore considered to accord with Policies D1, D2, A1 and CC2 of the Camden Local Plan 2017.

8.0 RECOMMENDATION

8.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28 September 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 and search for 'Members Briefing'.

Application ref: 2026/3095/P
Contact: Paul Vassiliadis
Tel: 020 7974
Email: Paul.Vassiliadis@camden.gov.uk
Date: 22 September 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
www.camden.gov.uk

Surbiton Windows Limited
170 Hook Road
Surbiton
KT6 5BZ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**188 Goldhurst Terrace
London
NW6 3HN**

Proposal:

Replacement of windows and doors on front, rear and side elevations, and installation of 4 rooflights.

Drawing Nos: PP-15104883v1 Location Plan dated 23/07/2026; Existing Elevations South & North Rev 6 dated 17/09/2026; Existing Elevation East Rev 6 dated 17/09/2026; Existing Elevation West Rev 6 dated 17/09/2026; Proposed Elevations South & North Rev 6 dated 17/09/2026; Proposed Elevation East Rev 6 dated 17/09/2026; Proposed Elevation West Rev 6 dated 17/09/2026; Existing Plan Ground Floor & First Floor Rev 6 dated 17/09/2026; Existing Plan Second Floor & Roof Rev 6 dated 17/09/2026; Proposed Plan Ground Floor & First Floor Rev 6 dated 17/09/2026; Proposed Plan Second Floor & Roof Rev 6 dated 17/09/2026; Joinery-1 Rev 6 dated 17/09/2026; Joinery-2 Rev 6 dated 17/09/2026; Joinery-3 Rev 6 dated 17/09/2026; Joinery-4 Rev 6 dated 17/09/2026; Joinery-5 Rev 6 dated 17/09/2026; Joinery-6 Rev 6 dated 17/09/2026; Joinery-7 Rev 6 dated 17/09/2026; Joinery-8 Rev 6 dated 17/09/2026; Joinery-9 Rev 6 dated 17/09/2026; Joinery-10 Rev 6 dated 17/09/2026; VELUX conservation roof window GGL Glazing 70H dated 22/07/2026; VELUX flat glass ISU 2093 dated 14/07/2026; Heritage and Sustainable Design Statement dated 17/09/2026.

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:

PP-15104883v1 Location Plan dated 23/07/2026; Existing Elevations South & North Rev 6 dated 17/09/2026; Existing Elevation East Rev 6 dated 17/09/2026; Existing Elevation West Rev 6 dated 17/09/2026; Proposed Elevations South & North Rev 6 dated 17/09/2026; Proposed Elevation East Rev 6 dated 17/09/2026; Proposed Elevation West Rev 6 dated 17/09/2026; Existing Plan Ground Floor & First Floor Rev 6 dated 17/09/2026; Existing Plan Second Floor & Roof Rev 6 dated 17/09/2026; Proposed Plan Ground Floor & First Floor Rev 6 dated 17/09/2026; Proposed Plan Second Floor & Roof Rev 6 dated 17/09/2026; Joinery-1 Rev 6 dated 17/09/2026; Joinery-2 Rev 6 dated 17/09/2026; Joinery-3 Rev 6 dated 17/09/2026; Joinery-4 Rev 6 dated 17/09/2026; Joinery-5 Rev 6 dated 17/09/2026; Joinery-6 Rev 6 dated 17/09/2026; Joinery-7 Rev 6 dated 17/09/2026; Joinery-8 Rev 6 dated 17/09/2026; Joinery-9 Rev 6 dated 17/09/2026; Joinery-10 Rev 6 dated 17/09/2026; VELUX conservation roof window GGL Glazing 70H dated 22/07/2026; VELUX flat glass ISU 2093 dated 14/07/2026; Heritage and Sustainable Design Statement dated 17/09/2026.

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

- 3 All replacement windows and doors hereby approved on the front elevation and those on the first and second floors on the rear elevation shall be timber framed and painted white.

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 historic or stained glass windows (DG01, DG02, DS02, WG03, WG04, WG05, WF01, WF03, WF04, WF05, WF06, WS01 and WS05) as shown on the approved plans shall be retained with secondary glazing installed behind it in accordance with the plans hereby approved.

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.

- 5 The new rooflights hereby approved shall be conservation-style rooflights installed with low-profile flashing and shall sit flush with and not project materially above the plane of the surrounding roof slates. The rooflights shall thereafter be retained as such.

Reasons: 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.

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 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.
- 3 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.

- 4 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 (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).

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.

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

DECISION