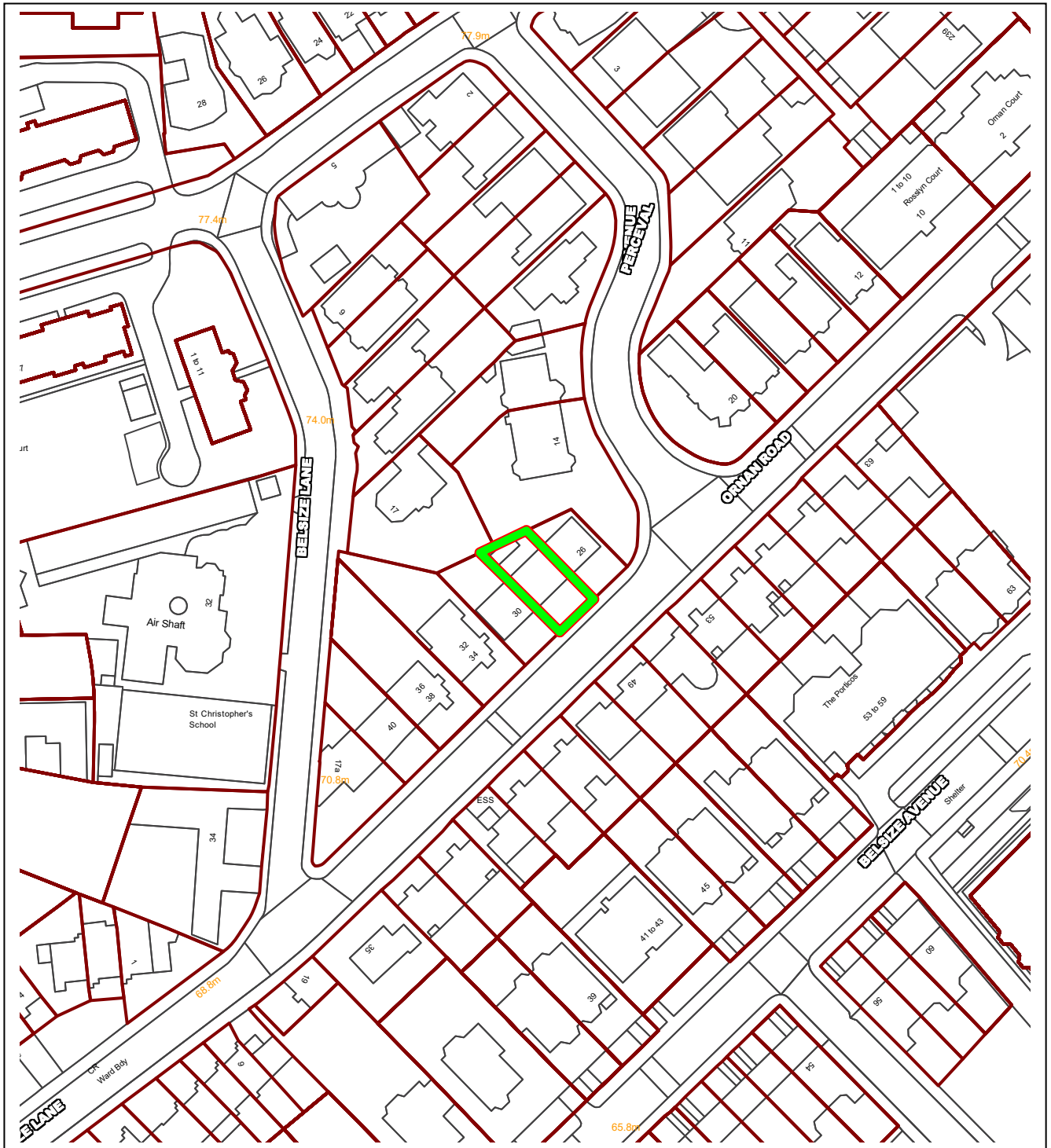


2026/1741/P – 28 Ornan Road



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Fig 1. 28 Ornan Road – Aerial view



Fig 2. Existing streetscene

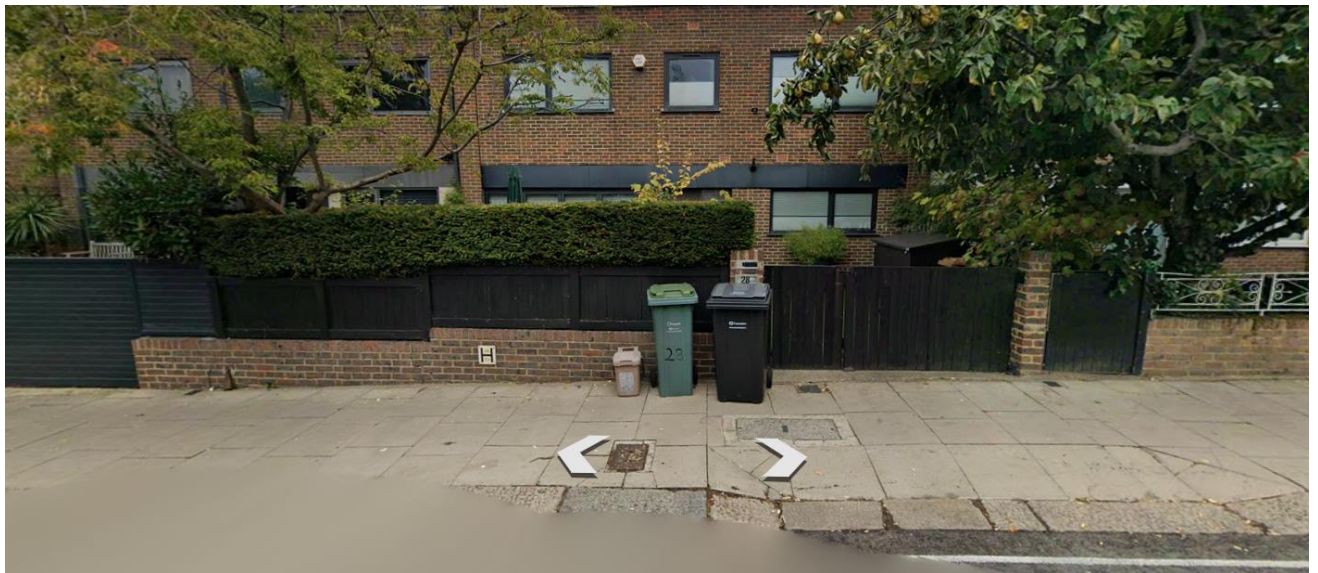


Fig 3. Existing (top) and proposed boundary (bottom)

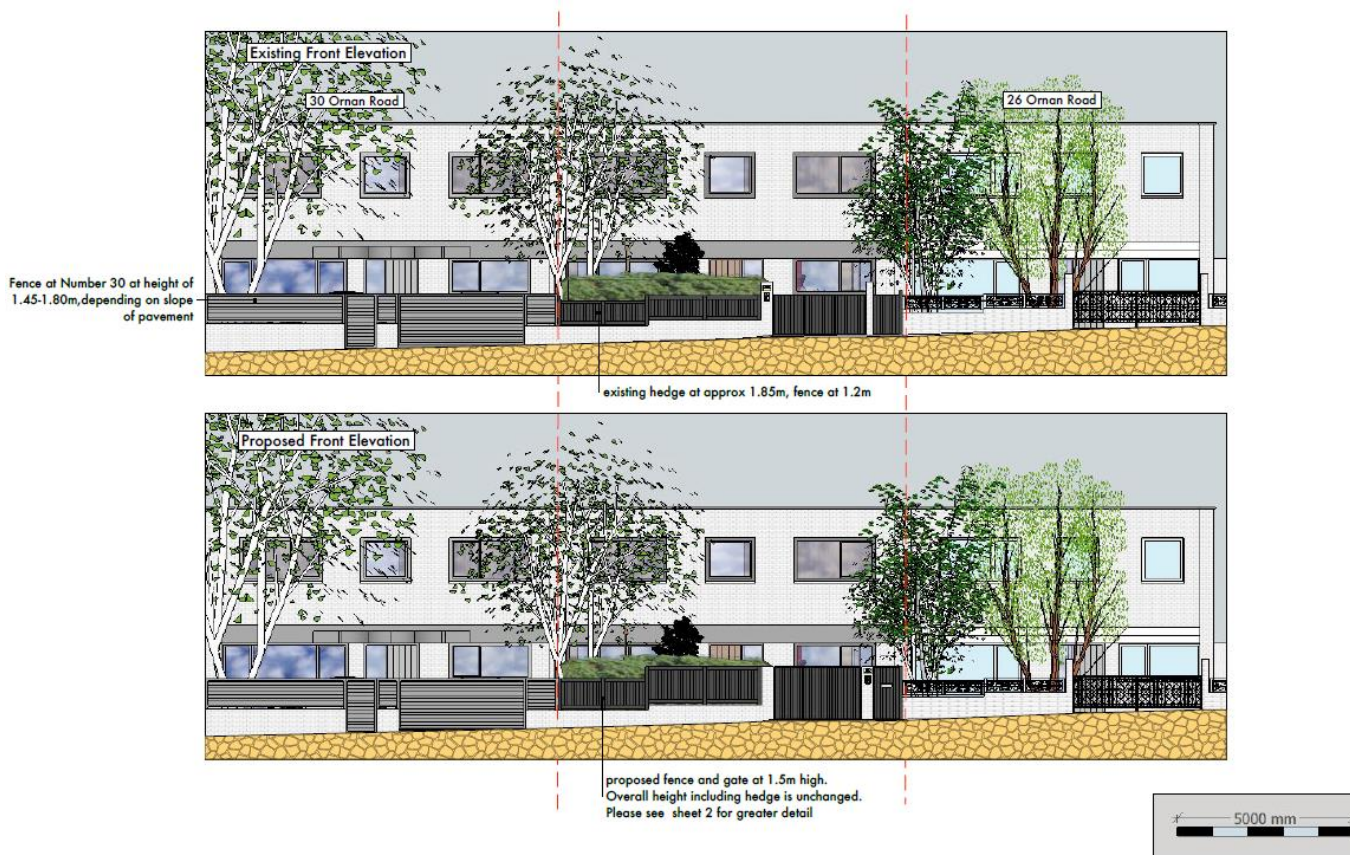


Fig 4. Proposed front

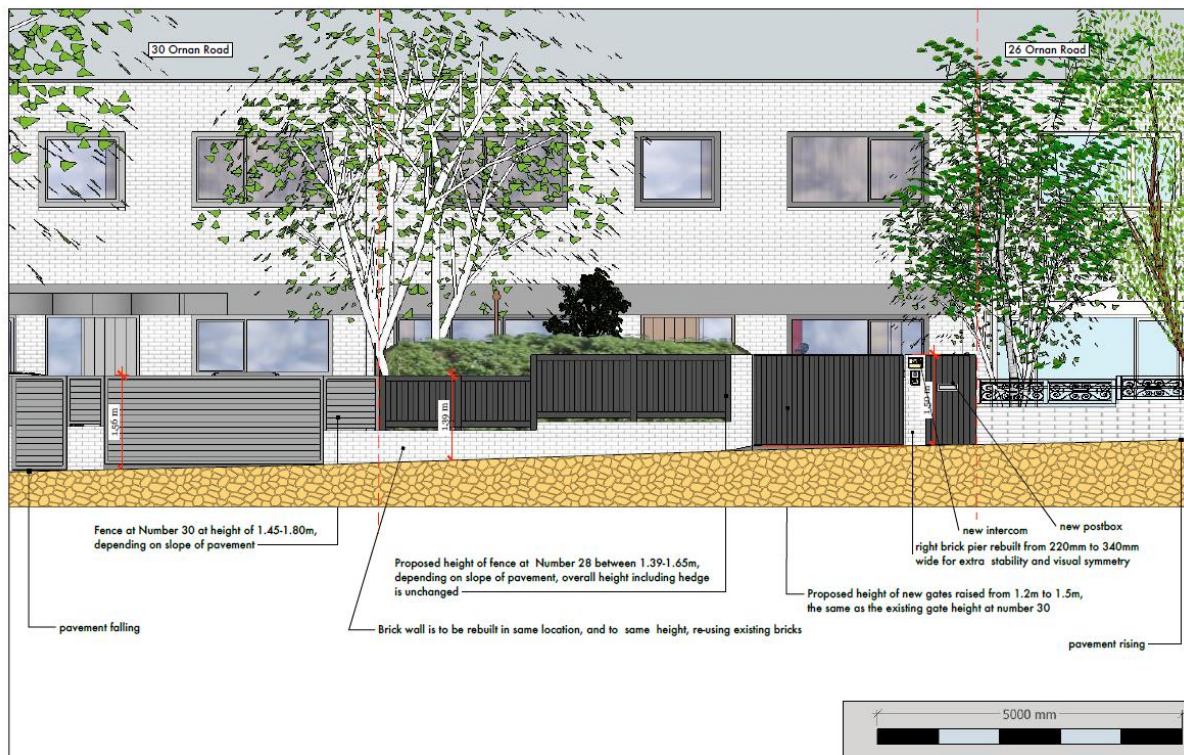
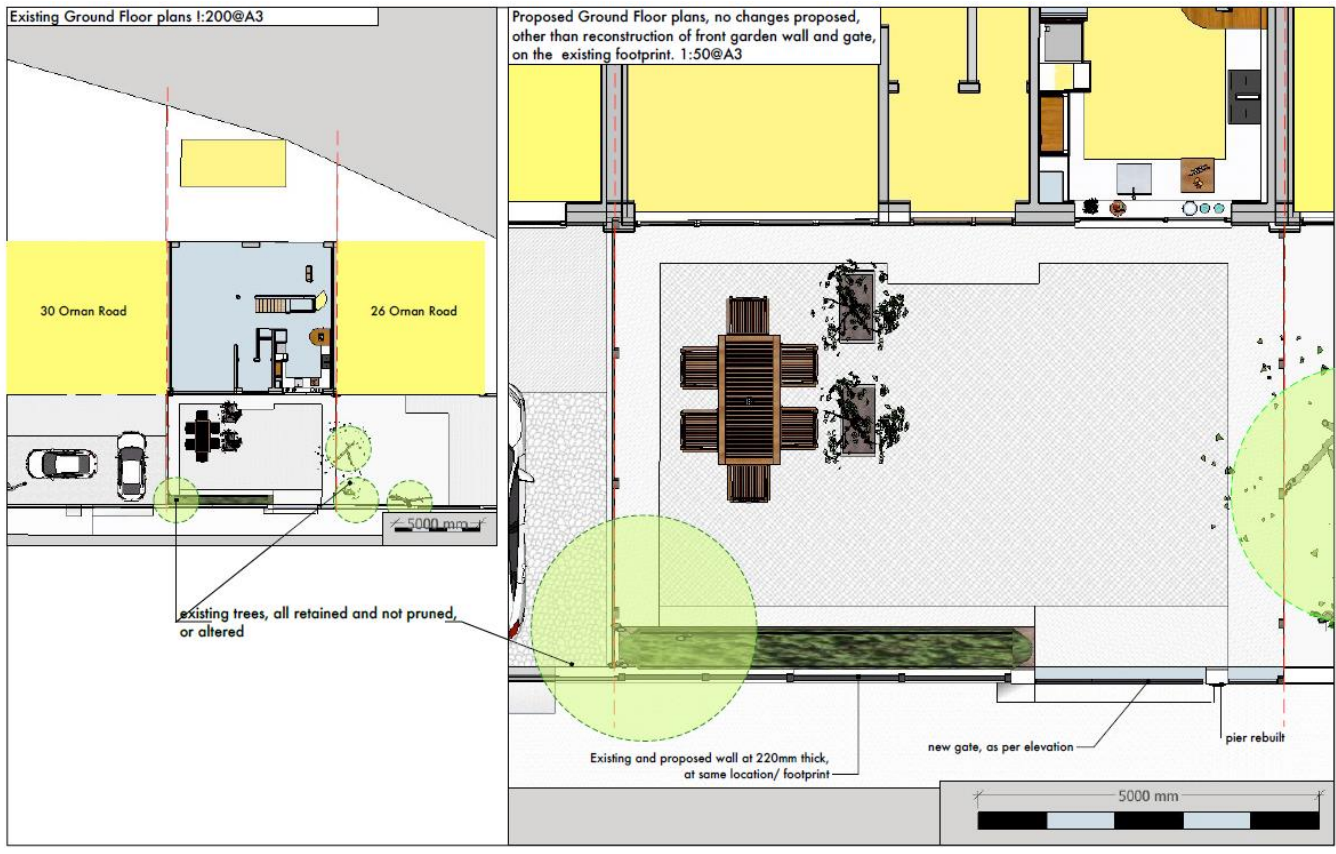


Fig 5. Proposed layout



Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 25/06/2026			
				Consultation Expiry Date: 07/06/2026			
Officer			Application Number(s)				
Matthew Kitchener			2026/1741/P				
Application Address			Drawing Numbers				
28 Ornan Road London NW3 4QB			<i>See draft decision notice</i>				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition of existing front garden wall with fence above, and rebuild increasing height by 0.1m - 0.3m.							
Recommendation(s):		Grant householder planning permission					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses		Site Notice: displayed from 08/05/2026 – 01/06/2026 Press Notice: displayed from 14/05/2026 – 07/06/2026 No objections were received from neighbours during the determination process. The Fitzjohns Netherhall CAAC were consulted but did not comment.					
The Belsize Society <i>(Officer's responses) in italics</i>		The Belsize Society objected. Their points are summarised as follows; <ul style="list-style-type: none"> The higher level half of the existing fence is at the correct height with respect to the neighbouring fence heights. Bringing the lower half of the fence to the same level is acceptable and would restore continuity 					

	<p>with the fence of No 30 and create a continuous upper boundary level consistent with the terrace front elevation.</p> <ul style="list-style-type: none"> • Raising the higher part of the fence and the piers and gates creates an unsightly disjunction in the continuity of the frontage, harming the unity of the terrace composition. <p><i>Officer response:</i></p> <p><i>These points are addressed in Section 3 of the report.</i></p>
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Site Description

28 Ornan Road is a mid-terrace house constructed during the early 1970's. The properties are set back from the road, and the front gardens are behind a garden wall (and hedge at number 28), of varying heights. The property is within the Fitzjohns Netherhall conservation area but is not listed.

Relevant History

None relevant.

National Planning Policy Framework (2025)

The London Plan (2021)

Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- A1 Amenity

Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

Fitzjohns Netherhall Conservation Area Appraisal and Management Strategy (2022)

Assessment

1. Proposal

1.1. The proposal includes the demolition of existing front garden wall with fence above, and rebuild increasing height by 0.1m - 0.3m. The appearance and design of the wall, fence and gates will remain unchanged.

2. Assessment

2.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions and alterations to historic properties should integrate with and enhance the host building, rather than be dominant or obtrusive.

3.3. It is proposed to demolish and rebuild the front boundary wall at the property. The boundary is currently a brick wall with a vertical timber fence above. There are two brick piers on either side of an existing vehicular timber access gate and a separate pedestrian timber access gate.

3.4. The applicant states that the wall is in a poor state of repair, and it is therefore proposed to demolish and rebuild the wall/fence and associated gates. The rebuilt boundary wall/fence will be slightly increased in height, by 0.1m to 0.3m. The materials/design and appearance will match that of the existing wall. The maximum height of the wall will be 1.5m where the access gates are. The existing hedge and trees behind the wall in the front garden will be unaffected by the rebuilding of the wall and will be retained to help maintain the appearance of the property's front boundary.

3.5. The property is in the middle of a three-property terrace and is located on a slight slope. This results in the front wall varying in height as it steps up to match the slope of the land below. The rebuilt wall/fence will match the height of the neighbouring property's wall at 30 Ornan Road. It will be approximately 0.3m higher than the boundary wall of the other adjacent property at 26 Ornan Road.

3.6. It is noted that there are a variety of different boundary finishes and heights in the surrounding streetscene, including timber fences of various heights, brick walls, hedges and metal railings.

3.7. As such, the proposed development would preserve the character and appearance of the Fitzjohns Netherhall Conservation Area, complying with policies D1 and D2 of the Camden Local Plan and the Primrose Hill Conservation Area Statement.

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Given the scale and scope of the proposed works, they are not anticipated to give rise to any negative impacts on neighbouring occupiers' amenity with regard to loss of daylight/sunlight, outlook, or privacy.
- 4.3. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendations

- 5.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Fitzjohns Netherhall Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, D1, and D2 of the Camden Local Plan. It is therefore recommended that planning permission be granted subject to relevant 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 22nd June 2023, 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: 2026/1741/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 10 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
www.camden.gov.uk

Rmc design studio
21 the avenue
london
n10 2qe

Dear Sir/Madam

DRAFT DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Ornan Road
London
NW3 4QB

Proposal:

Demolition of existing front garden wall with fence above, and rebuild increasing height by 0.1m - 0.3m.

Drawing Nos: Design and Access Statement, E01, E02, E03, Location Plan 1:1250.

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: Design and Access Statement, E01, E02, E03, Location Plan 1:1250.

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.

Informative(s):

- 1 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.

- 2 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).

3 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.

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 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).
- 6 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.

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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer