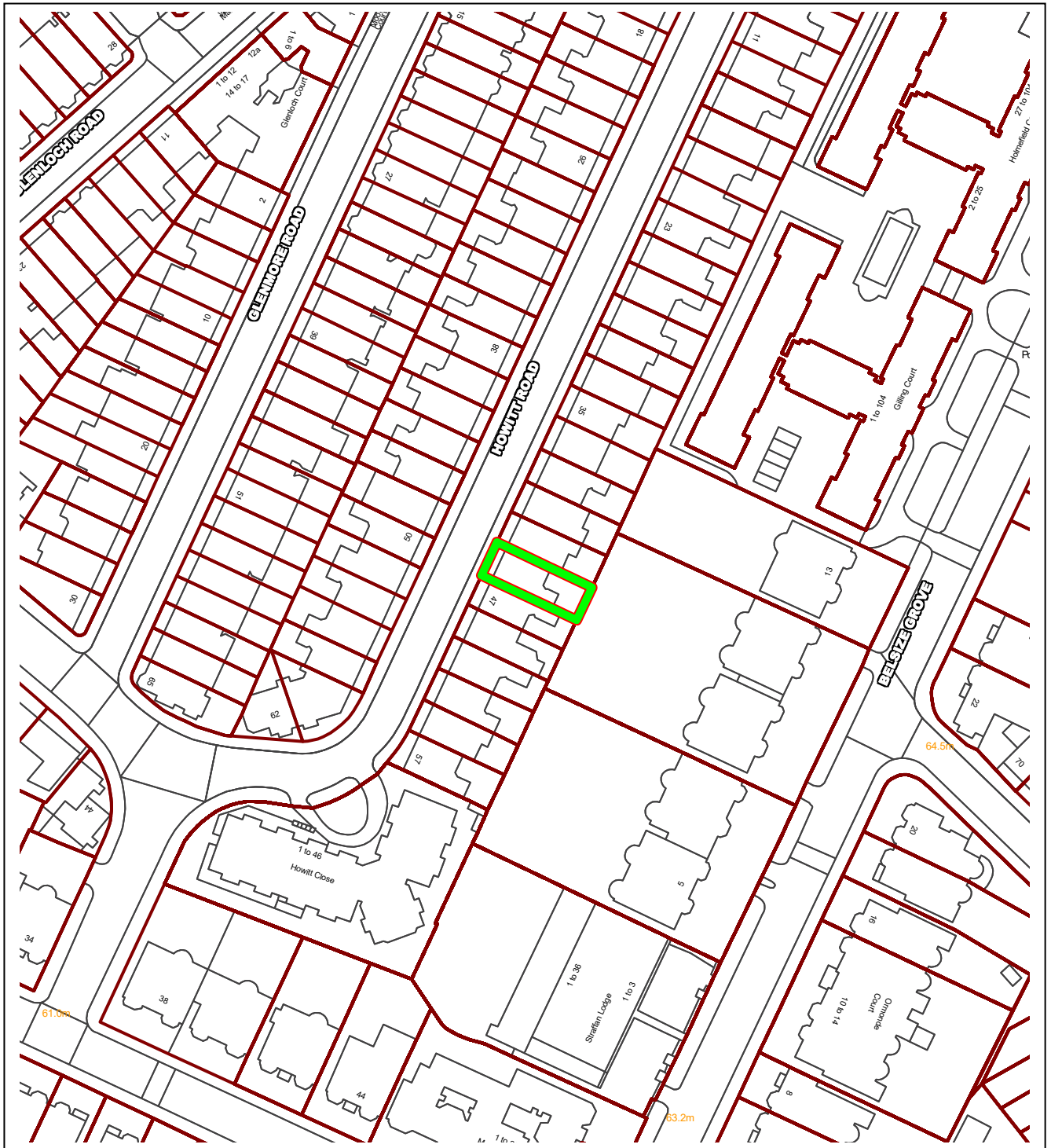


2025/4731/P – 45 Howitt Road



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Figure 1: Aerial view of the site (Source: Google)



Figure 2 Rear elevation of the application site (Source: Google)



Figure 3 Existing and proposed loft plan (Source: submitted documents)

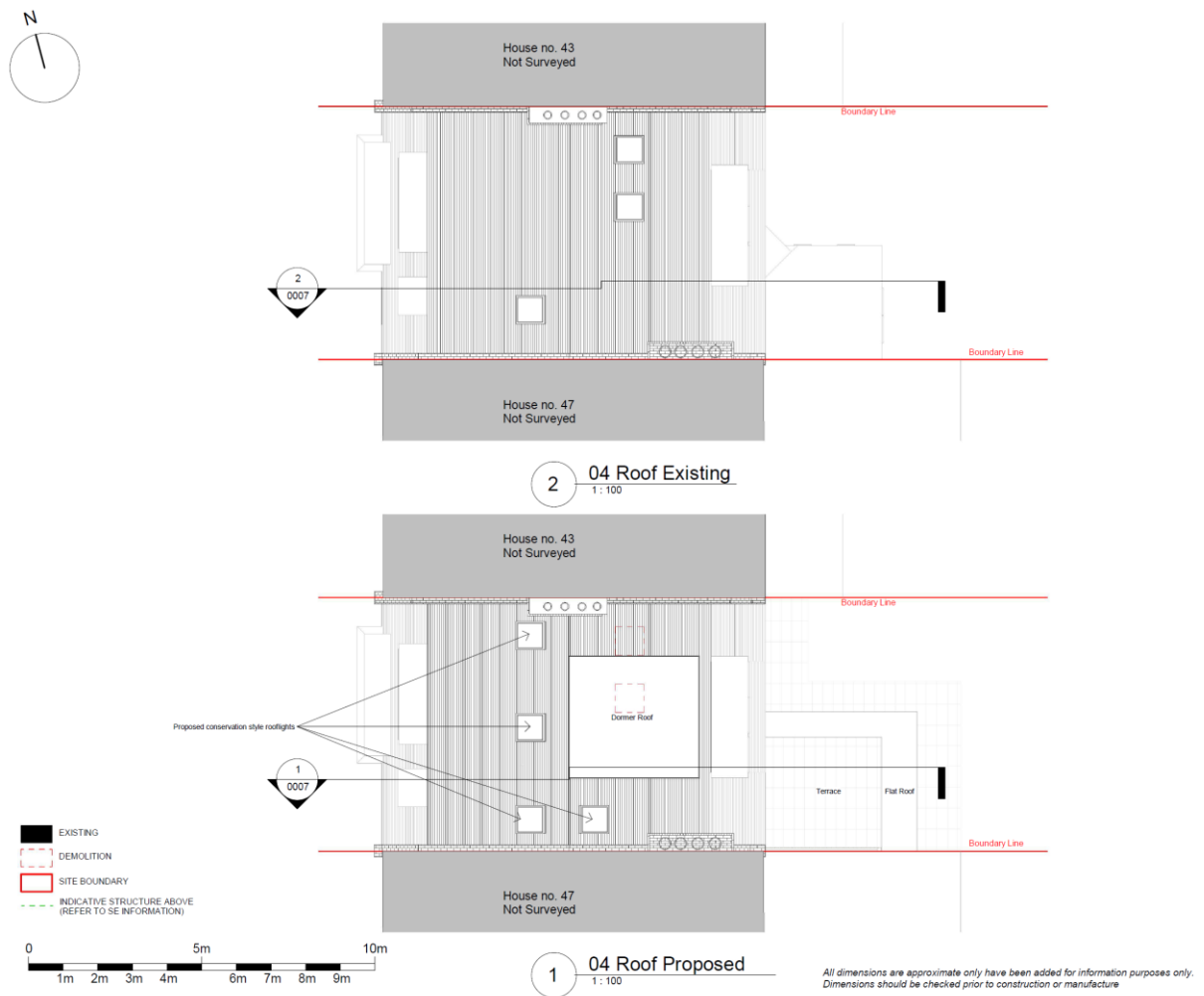


Figure 4 Existing and proposed roof plan (Source: submitted documents)

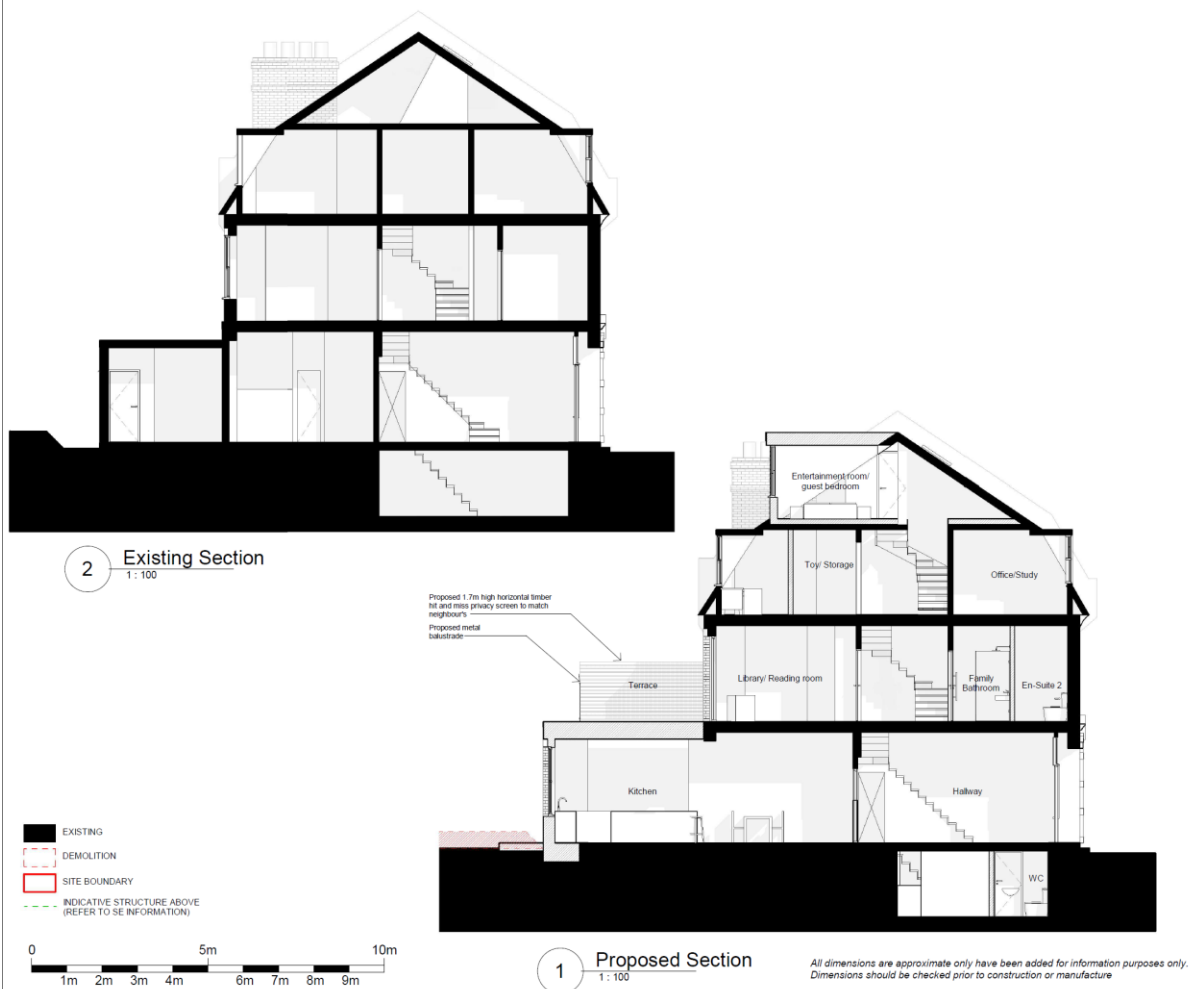


Figure 5 Existing and proposed section (Source: submitted documents)

Note:
 All windows to be replaced to match existing with double glazed timber windows- divisions no thicker than for single glazing.
 All proposed materials to match existing.
 Existing modern tiles to be replaced with natural Welsh slate tiles to reflect original style.
 All gutters, downpipes and other rainwater goods to be replaced with traditional cast iron, finished in a muted heritage colour.

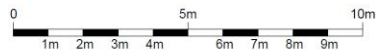


1 Front Elevation - Existing
 1 : 100



2 Front Elevation - Proposed
 1 : 100

EXISTING
 DEMOLITION
 SITE BOUNDARY
 INDICATIVE STRUCTURE ABOVE
 (REFER TO SE INFORMATION)



All dimensions are approximate only have been added for information purposes only.
 Dimensions should be checked prior to construction or manufacture

Figure 6 Existing and proposed front elevation (Source: submitted documents)

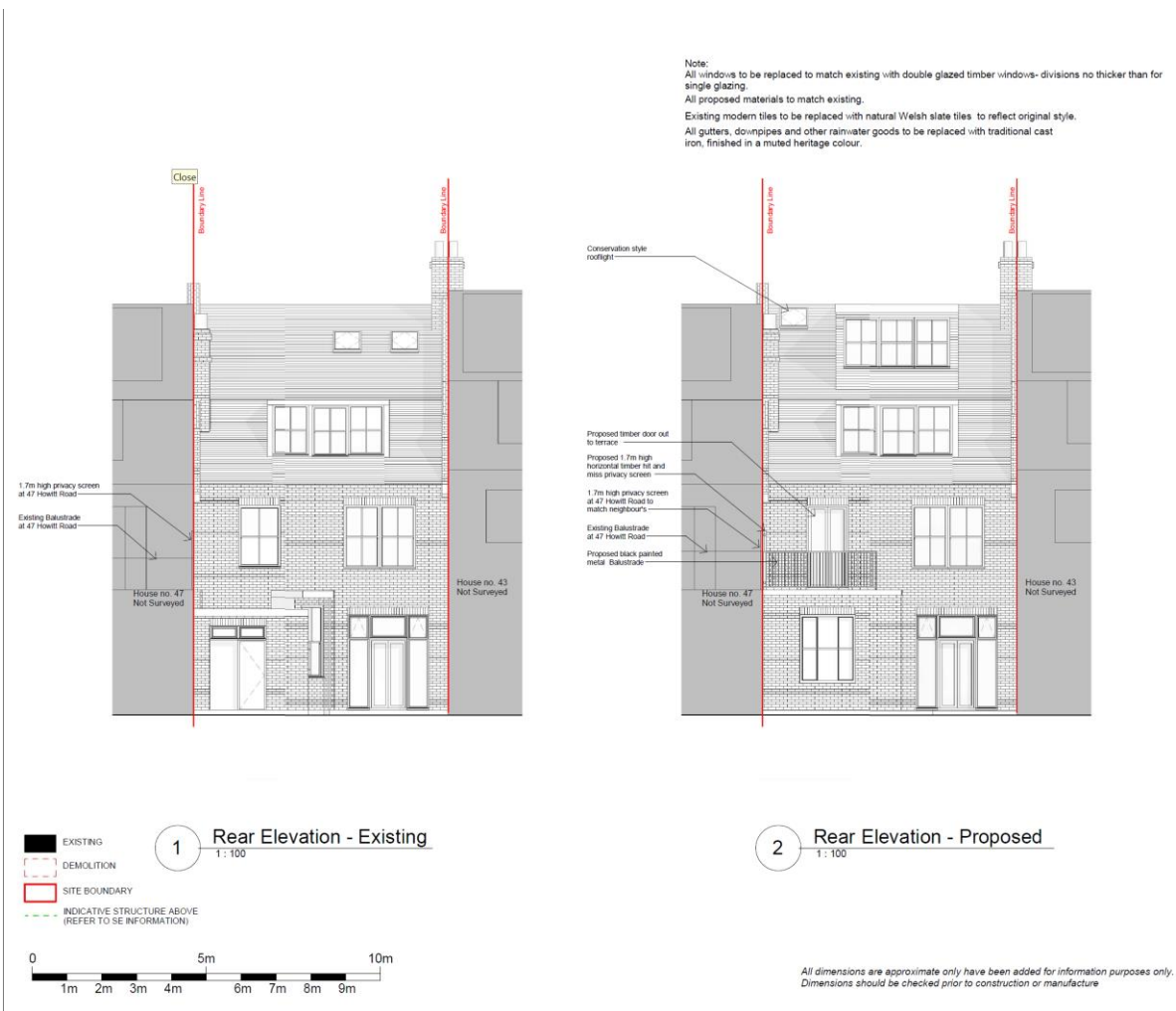


Figure 7 Existing and proposed rear elevation (Source: submitted documents)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/12/2025
		N/A / attached		Consultation Expiry Date:	23/11/2025
Officer			Application Number(s)		
Gary Wong			2025/4731/P		
Application Address			Drawing Numbers		
45 Howitt Road London NW3 4LU			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a replacement ground floor rear extension with associated terrace above, erection of a rear dormer, removal of two rear rooflights and addition of two front rooflights and a rear rooflight, elevational alterations including replacement windows with double glazing and installation of an access door to first floor rear, replacement roof tiles, gutters and other rainwater goods, and levelling of existing rear garden ground level.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation	A site notice was displayed on 24/10/2025 and expired on 17/11/2025. A press notice was published on 30/10/2025 and expired on 23/11/2025.			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received from local residents.			
Belsize CAAC:	<p>An objection to the original proposal was received from Belsize CAAC and is summarised as follows:</p> <ul style="list-style-type: none">• The new rear dormer should be no wider than its window.• There is insufficient room for the new rear rooflight.• The double glazing divisions should be no thicker than for single glazing.• The opening in the boundary wall for the bin enclosure should match No.55. <p>The proposal has been revised and the proposed rear dormer has been reduced in width to align with the existing lower rear dormer. The applicant has confirmed and annotated on the revisions that the double glazing divisions will be no thicker than the existing single glazing. The removal of front wall is now omitted and will be retained.</p> <p>The Belsize CAAC has been re-consulted with the revised scheme and confirmed withdrawing their objection.</p>			

<p>Belsize Society:</p>	<p>An objection to the original scheme was received from Belsize Society and is summarised as follows:</p> <ul style="list-style-type: none"> • Objected to the removal of the original front lava brick wall as this is recognised as important and characteristic feature in this road and highlighted in the conservation area statement. • The proposed second floor dormer is excessively wide and high and will overbalance the rear elevation. • Juliet balconies and first floor terraces are not normally permitted at this level though if no overlooking or privacy concerns they may be allowable. <p>The proposal has been revised and the proposed rear dormer has been reduced in width to align with the existing lower rear dormer. The applicant has confirmed and annotated on the revisions that the double glazing divisions will be no thicker than the existing single glazing. The removal of front wall is now omitted from the proposal and will be retained.</p> <p>The Belsize Society has been re-consulted with the revised scheme and maintained their objection to the revised scheme:</p> <ul style="list-style-type: none"> • The revised dormer is still somewhat overbearing compared with the rest of the rear elevation and unbalances it. • The roof of the dormer reaches the roof ridge whereas most dormers are lower and therefore maintain something of the original roofscape. • There is a considerable vertical surface below the windows which would conflict with the existing roof pitch and unbalance it. • The width of the dormer is the same as that of the dormer below so would not be subservient. • Two rear dormer proposals at 54 and 56 Howitt Road were refused for similar reasons. <p><i>Officer's response:</i></p> <ul style="list-style-type: none"> • <i>The width of the proposed dormer has been reduced and aligned with the lower rear dormer. Whilst it would sit flush with the main roof ridge, with the reduction in width it is now considered subordinate to the rear roof.</i> • <i>The glazing/solid ratio of the proposed dormer is considered acceptable and in line with CPG Home Improvements.</i> • <i>The refusal examples given were from the opposite side of Howitt Road which has a different context of roofscape. Along the even number side of Howitt Road, the overall roofscape of these terraces remain largely unaltered. The rear roofscape of this odd number side of Howitt Road has already been altered significantly throughout time. Therefore the site context material to the planning assessment would be different.</i> • <i>Please refer to Section 2 for assessment on design and heritage impact.</i> • <i>Please refer to Section 3 for assessment on amenity impact.</i>
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Site Description

The application site is a two-storey mid-terrace dwelling with a basement and an attic storey and located to the east of Howitt Road. The houses along Howitt Road feature with red brick and slate-faced mansard. There is a consistent use of 'lava' bricks to form the frontage boundaries and it is characteristic of the street and forms a distinctive edge.

On a wider streetscape, most of the properties on the east side of Howitt Road have already been extended over the main roof with double rear dormers. Whilst on the west side, the rear roofscape remains largely intact.

The site is within the Belsize Conservation Area. The building is not listed and is a positive contributor to the conservation area.

Relevant History

Application site

No relevant planning history.

Neighbouring sites

39 Howitt Road

2015/6676/P - Erection of a dormer and addition of a rooflight to rear roofslope, and installation of 3 rooflights to front roofslope. – **Granted planning permission on 21/03/2016**

41 Howitt Road

2022/3898/P - Enlargement of top floor rear dormer over existing inset balcony. – **Granted planning permission on 31/01/2023**

2007/3805/P - Erection of dormer window with inset terrace and installation of two rooflights to rear roofslope, plus installation of two rooflights to front roofslope in association with creation of additional living accommodation for the top floor flat. – **Granted planning permission on 18/09/2007**

43 Howitt Road

8602314 - Alterations to existing flats to erect a single storey conservatory at rear ground floor an extension and terrace at rear first floor level and an additional dormer at rear– **Granted planning permission on 25/03/1987**

47 Howitt Road

2024/5385/P - Creation of a rear roof terrace at first floor level, together with the replacement of a window with a door, and the installation of a balustrade and privacy screen. – **Granted planning permission on 13/01/2025**

2010/4779/P - Erection of a rear dormer in the upper roof slope with inset terrace in association with top floor flat (Class C3). – **Granted planning permission on 01/11/2010**

57 Howitt Road

2008/5346/P - Alterations to the roof including rooflights and dormer window with inset terrace at rear in connection with conversion of existing flat to a maisonette. – **Granted planning permission on 12/01/2009**

2004/4477/P - Loft conversion to provide additional habitable space for the upper floor flat, including installation of two rooflights on the front roof slope and erection of dormer window with balcony terrace on rear roof slope. – **Granted planning permission on 28/01/2005**

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Camden Planning Guidance:

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

Belsize Conservation Area Statement (2003)

Draft Camden Local Plan (2025)

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 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 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 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. The proposal

1.1. The applicant is seeking permission for the following elements.

Original proposal

- The original proposed rear dormer would measure approximately 3.6m in depth, 4.48m in width and 2.47m in height. A Juliett balcony is included.
- A first floor roof terrace measured approximately 11.4sqm with associated metal railings and a 1.7m high timber privacy screen.
- Insertion of two front rooflights and one rear rooflight. Two existing rear rooflights would be removed.
- A replacement ground floor rear extension measuring approx. 4.46m in depth, 4m in width and 3.5m in height.
- Replacement windows with double glazing units.
- Installation of a rear access door to the proposed first floor roof terrace.
- Removal of a section of front boundary wall.
- External refurbishments to roof tiles, gutters and other rainwater goods.
- Levelling of the existing rear garden by approximately 50cm.

Revised proposal

1.2. Revisions have been made to the proposal in response to the consultation comments. The revisions include the following:

- The proposed rear dormer is reduced in width to approximately 3.49m and aligned with the existing lower rear dormer. The Juliett balcony is removed.
- The front boundary wall is now retained.
- The other elements of the scheme detailed above remain unchanged

2. Design and Heritage

Policy context

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets, including conservation areas.

2.2. CPG Design states that good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area and carefully responding to the scale, massing and height of adjoining buildings and the general pattern of heights in the surrounding area. The Council will only permit development within conservation areas and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area.

2.3. CPG Home Improvements states that dormers should be subordinate in size to the roofslope being extended. The position of the dormer would maintain even distances to the roof margins. The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials. Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged.

2.4. CPG Home Improvements also mentions that balconies and terrace should be subordinate to the roof slope being altered and roof form overall. They should be located at the rear of

properties to ensure no impact on the streetscene and wider area and set back from roof's margin.

2.5. BE26-27 of the Belsize Conservation Area appraisal and management strategy set out the following about roof extensions:

- Roof extensions and alterations which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:
 - It would be detrimental to the form and character of the existing building
 - The property forms part of a group or terrace which remains largely, but not completely unimpaired
 - The property forms part of a symmetrical composition, the balance of which would be upset
 - The roof is prominent, particularly in long views
- Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.

Assessment

Rear dormer

2.6. The revised rear dormer has been reduced in width so that it now aligns with the existing lower rear dormer. Although it would still be larger in height than the lower dormer, its overall scale remains subordinate to the main rear roof. While the dormer would extend up to the main roof ridge, it would retain sufficient separation from both flank walls and the eaves to avoid appearing overly dominant. Due to its location at the rear, the dormer would not be visible from the front along Howitt Road. The proposed glazing-to-solid ratio is acceptable, and the use of slate cladding would match the existing roof materials. Overall, the revised dormer is considered to maintain an appropriate degree of subservience to the host roof.

2.7. The objection raised by Belsize Society mentioned two examples at 54 and 56 Howitt Road for similar rear dormers which were refused planning permission. However the context of the roofscape on the two sides of Howitt Road is distinctly different. The western side where No.54 and 56 are located has a largely unaltered roofscape with double dormers being very rare in this part of the terrace. On the eastern side of Howitt Road (odd numbered properties), the majority of the properties have already had their rear roof extended or altered in various ways. As such the proposed rear dormer is not considered to be out of character within this specific context on this side of the road. Whilst some rear dormers on this eastern side would sit below the main roof ridge, there are also other rear dormers sitting flush with it such as at No.47, 41, 39 and 35. The proposed dormer would follow these precedents in height but remains reduced in width and aligned with the existing lower rear dormer, keeping its overall mass subordinate to the host roof. In addition, the dormer is set well away from the party walls and eaves, preserving gaps that maintain the rhythm and proportion of the roofline and preventing a continuous, visually bulky addition across the terrace. Given its subordinate scale, sympathetic materials and proposed location, the proposed rear dormer is considered acceptable and would not detract from the character and appearance of the host building, the wider streetscape and the Belsize Conservation Area.

Ground floor rear extension

2.8. The proposed replacement rear extension would increase the footprint from the existing rear extension from approx. 3.55m to 4.46m in depth, 3.55m to 4m in width and 3m to 3.5m in

height. Whilst the resulting footprint would increase, it is still considered subordinate to the building and would not appear excessive in scale. The proposed extension would have a similar height to the neighbouring property at No.47. The replacement extension would be constructed with brickwork matching the host building. Given its rear location the extension would not be visible to any public viewpoints. Overall, the proposed replacement rear extension would be acceptable in terms of visual impact.

Roof terrace

2.9. The proposed roof terrace at first floor level would be approximately 11.4sqm and considered acceptable in size. It would be subordinate to the flat roof where it is situated. Similar roof terraces at this level are present along this side of Howitt Road and therefore it would be in character with the rest of the street. The proposed metal railings and timber screen are sympathetic materials to the age and style of the host building. A condition would be attached to ensure that the privacy screen would be installed prior to the use of the roof terrace. Overall the proposed roof terrace is considered acceptable in terms of visual impact.

Other elements

2.10. The proposed replacement windows and doors would be timber framed matching the existing materials. The resulting visual appearance would be similar to the existing. As such they are considered acceptable replacements and would preserve the character and appearance of the host building.

2.11. The proposed rooflights would be conservation style and appropriately sized and positioned. They are considered acceptable additions and would not result in harmful visual clutter within the main roof.

2.12. The proposed levelling of the rear garden by 50cm is considered minor works. No hard surfacing is proposed. As such it would not cause undue harm to the verdant character of the rear gardens along this part of Howitt Road.

2.13. Other works to roof tiles, gutters and rainwater goods would be replaced by slate tiles and cast iron in muted heritage colours. They are considered sympathetic materials and would not detract from the character and appearance of the host building and the conservation area.

2.14. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.15. Overall, the visual impact from the proposal is considered acceptable and would not be harmful to the appearance and character of the host property or the conservation area. The proposed development is considered to be in accordance with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

3. Amenity

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

3.2. The proposed rear dormer, given its location and sufficient separation distance from roof edges, is not considered to result in any undue amenity impact in terms of loss of light or outlook to the adjoining neighbours. Whilst there would be additional rear windows within this new dormer, the anticipated impact on privacy would not be unduly harmful over and above what already exists from the lower rear dormer. As such the impact on privacy would also be acceptable.

- 3.3. The proposed roof terrace would be appropriately sized with privacy screen established along its shared boundary with No.47. The proposed screen would be 1.7m in height for a length of 3.5m and is considered adequate to mitigate any potential impact on privacy. Given its proposed size and anticipated use by the household occupants only, the roof terrace would not result in any harmful noise disturbance to the neighbouring properties.
- 3.4. Other proposed works including replacement windows and doors, addition of rooflights and refurbishment works are considered minor in nature and would not cause additional harm on amenity impact to the neighbouring properties.
- 3.5. Overall, the amenity impact in terms of loss of light, outlook, privacy, or noise disturbance is considered acceptable and in accordance with Policies A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

4. Biodiversity Net Gains (BNGs)

- 4.1. BNG is an approach to development that ensures that habitats for wildlife are left in a measurably better state than they were before the development. Developers must deliver a BNG target of 10%, which means a development will result in more or better-quality natural habitat than there was before development. Biodiversity net gain (BNG) is mandatory from 12 February 2024.
- 4.2. The application dwelling is a single dwellinghouse and the application is a householder planning application. As such the proposal would be exempted from the BNG requirements.

5. Conclusion

- 5.1. The proposed development is in general accordance with Policies A1 (Managing the impact of development), A4 (Noise and vibration), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

6. Recommendation

- 6.1 Grant conditional householder 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 15th December 2025, 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: 2025/4731/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 5 December 2025

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

The Market Design and Build
320 High Street
Harlington
Hayes
UB3 5DU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Howitt Road
London
NW3 4LU

Proposal:

Erection of a replacement ground floor rear extension with associated terrace above, erection of a rear dormer, removal of two rear rooflights and addition of two front rooflights and a rear rooflight, elevational alterations including replacement windows with double glazing and installation of an access door to first floor rear, replacement roof tiles, gutters and other rainwater goods, and levelling of existing rear garden ground level.

Drawing Nos: Location plan; 250050-PL-D 0001 Rev. P2; 250050-PL-D 0002 Rev. P2; 250050-PL-D 0003 Rev. P2; 250050-PL-D 0004 Rev. P2; 250050-PL-D 0005 Rev. P2; 250050-PL-D 0006 Rev. P2; 250050-PL-D 0007 Rev. P2; 250050-PL-D 0008 Rev. P2; 250050-PL-D 0009 Rev. P2; 250050-PL-D 0010 Rev. P2; 250050-PL-D 0012 Rev. P2.

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:

Location plan; 250050-PL-D 0001 Rev. P2; 250050-PL-D 0002 Rev. P2; 250050-PL-D 0003 Rev. P2; 250050-PL-D 0004 Rev. P2; 250050-PL-D 0005 Rev. P2; 250050-PL-D 0006 Rev. P2; 250050-PL-D 0007 Rev. P2; 250050-PL-D 0008 Rev. P2; 250050-PL-D 0009 Rev. P2; 250050-PL-D 0010 Rev. P2; 250050-PL-D 0012 Rev. P2.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 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 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 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 a Householder Application.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
 2. The planning permission is retrospective.
 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
 4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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