

Address:	Cartmel, Hampstead Road London NW1 3SH Coniston, Harrington Street London NW1 3SG Langdale, Stanhope Street London NW1 3RS		3	
	Application Number(s):	2025/3893/P		Officer: John Nicholls
	Ward:	Regents Park		
Date Received:	04/09/2025			
Proposal: Change of use of all flats (Class C3) to workspace use (Class E), as a meanwhile use for 5 years				
Background Papers, Supporting Documents and Drawing Numbers: Site Location Plan at 1:1250; S1031-L-36; S1031-L-37; S1031-L-38; S1031-L-39; S1031-L-40; S1031-L-48; 2204-S51 (Ground floor); 2204-S51 (1st floor); 2204-S51 (2nd floor); 2204-S51 (3rd floor); 2204-S51 (4th floor); 2204-S51 (5th floor); 2204-S51 (6th floor); 1387-2; 1387-3; Planning Statement (dated 04/09/2025); Bow Arts statement (undated).				
RECOMMENDATION SUMMARY: Grant conditional planning permission				
Applicant:		Agent:		
London Borough of Camden 5 Pancras Square London N1C 4AG		n/a		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	Class C3 - Dwelling House		11,103
Proposed	Class E - Commercial, business & service uses		11,103

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	n/a	n/a
Proposed	n/a	n/a

EXECUTIVE SUMMARY

- i) This is a Council-own application to enable a meanwhile use of the vacant residential units for small businesses and artist studios while the longer-term future of these buildings is determined in the light of the emerging HS2 scheme.
- ii) The application site comprises 3 Council-owned housing blocks, namely Cartmel, Coniston and Langdale, which all form part of the Regent's Park Estate on the western side of Hampstead Road. The three buildings have largely been vacated of tenants and leaseholders due to the proximity of the HS2 construction works although a few residents have continued to remain in situ.
- iii) Planning permission was approved on 15/09/2023 (Ref: 2023/2963/P) to change the use of all the individual flats (153 in total) within the 3 buildings from residential use (Class C3) to workspace use (Class E), as a meanwhile use for up to 2 years.
- iv) The current application seeks a similar change of use as a meanwhile use as workspaces (Class E) for a further 5 years. The flats would be used as low cost workspace for creatives and makers. Bow Arts, an arts and education charity and social enterprise, would manage the units.
- v) The proposed change of use of all the flats within the 3 housing blocks from residential use (Class C3) to workspace use (Class E), as a meanwhile use for up to 5 years, is considered to be acceptable on the basis that the flats are either currently vacant or will be soon (unless the tenant of the flat chooses to remain, in which case no change of use would occur) and they won't be re-let for residential purposes in the short-term due to the buildings' proximity to the HS2 construction works. As such, there would be no permanent net loss of residential floorspace as a result of the proposals.
- vi) Furthermore, the proposal to use the flats as affordable workspace for creative industries accords with the aims of Policies G1 and E2 of the Local Plan insofar as it makes efficient use of the buildings and supports creative industries by increasing the supply of affordable accommodation (albeit on a temporary basis).
- vii) There would be no impact on the character and appearance of the wider area as a result of the proposed change of use. Similarly, it is not considered that the proposed change of use would have a harmful impact on neighbouring properties.
- viii) Allowing the temporary change of use for a period of 5 years means the flats would revert to their lawful use as residential (Class C3) in the future, unless a new application is made to extend the time limit for the temporary change of use in the meantime. If such an application was submitted, officers would be able to re-assess the proposals against the development plan at the time and take into account all material considerations including any issues arising from the approved change of use thus far.

OFFICERS' REPORT

Reason for Referral to Committee: Major development involving a change of use resulting in the provision of more than 1000 sqm of non-residential floorspace [clause 3(ii)]

1. SITE

- 1.1. The application site comprises 3 Council-owned housing blocks, namely Cartmel, Coniston and Langdale, which all form part of the Regent's Park Estate on the western side of Hampstead Road.
- 1.2. Cartmel is the southernmost of the three blocks. The L-shaped block is 7 storeys tall and the main entrance is on the eastern elevation, facing Hampstead Road (there is HS2 hoarding along Hampstead Road currently). The block can also be accessed from Harrington Street, to the west. There is a car-park at the rear (west) of the building.
- 1.3. Coniston is located to the north-west of Cartmel (the other side of the car-park). The block is rectangular in shape, with a small kink at the northern end, and 4 storeys tall. The main entrance is on the western elevation, facing Harrington Street. There is a communal garden at the rear (east) of the building, adjacent to the car-park.
- 1.4. Langdale is the northernmost of the three blocks and is located to the north-west of Coniston. The T-shaped block is 9 storeys tall. The main entrance is on the western elevation, facing Stanhope Street. The building can also be accessed from Harrington Street, to the east. There is hardstanding to the north of the building and a grassed area to the south (between the building and Mackworth Street).
- 1.5. The buildings have largely been vacated of residents due to the proximity of the HS2 construction works however, some tenants and leaseholders have chosen to remain in their homes rather than accept re-housing.
- 1.6. The surrounding area is predominantly residential in character, characterised by other housing blocks. Regent's Park Children's Centre and a self-storage depot are situated to the west of Langdale on the other side of Stanhope Street. To the north, site clearance has been undertaken in relation to HS2 works.

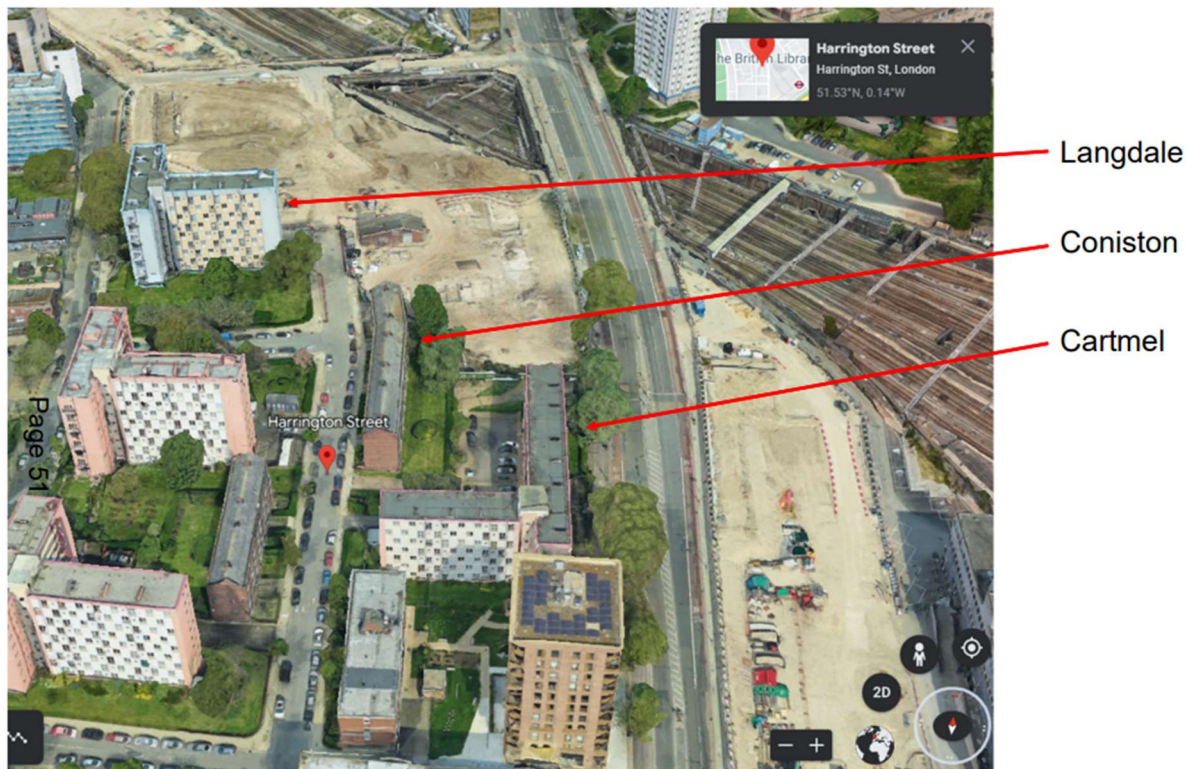


Figure 1 – the three blocks located to the west of Hampstead Road adjacent to the HS2 site

2. THE PROPOSAL

- 2.1. This application is to enable the Council to accommodate suitable non-residential use in the vacant flats on a temporary basis while the longer term future of these buildings is determined. To manage the properties and help facilitate a change to other uses the Council contracted Bow Arts, a charity in property management and community and creative facilitation, to deliver a pilot creative workspace scheme on 17 flats in Langdale House. Subsequently a further 9 flats were granted change of use in Cartmel (see relevant history below). Finally, a further application was approved for all 153 flats across all three blocks in 2023.
- 2.2. Planning permission is now sought to renew the previous 2023 approval for a temporary change of use of all the individual flats (153 in total) within the 3 buildings (Cartmel, Coniston and Langdale) from residential use (Class C3) to workspace use (Class E), as a meanwhile use for up to 2 years. However, this time the time period sought is 5 years. The flats would be used as workspace for creatives and makers. Bow Arts, an arts and education charity and social enterprise, would manage the units on behalf of the Council as landlord covering its costs through a capped rent system. Each flat would also contribute a monthly service charge to Camden Council for the upkeep of the overall buildings and services, the intention being to make the accommodation as affordable as possible.
- 2.3. Each main room, bedroom or living room would become a workspace with shared amenities (kitchen, bathroom, hallway, heating). Therefore a 3-bed flat could potentially offer 4-5 workspaces.

2.4. Whilst the change of use is sought for all of the flats, this does not necessarily mean that all would change use. The change of use would only occur at flats which have been vacated, and then only if they are suitable (i.e. fit for use). If tenants choose to remain in their flats, these flats will not change use. The application has been submitted to cover all flats as it is not known at this stage which will become vacant in the future.

2.5. No revisions have been made during the course of the application.

3. RELEVANT HISTORY

Cartmel (Flats 3, 10, 14, 35, 38, 41, 44, 53)

3.1. **2023/2962/P**: Change of use of 8 flats (Class C3) to workspace use (Class E), as a meanwhile use for 2 years. **Granted 23/08/2023.**

Cartmel (Flat 30b)

3.2. **2023/1263/P**: Change of use of residential flat (Class C3) to office use (Class E), as a meanwhile use for 2 years. **Granted 23/05/2023.**

Langdale

3.3. **2021/5446/P**: Change of use of 17 flats (Class C3) to commercial / business / service use (Class E), as a meanwhile use for up to 2 years. **Granted 21/01/2022.**

Cartmel, Coniston and Langdale

3.4 **2023/2963/P**: Change of use of all flats (Class C3) to workspace use (Class E), as a meanwhile use for 2 years. **Granted 15/09/2023.**

4. CONSULTATION

Statutory consultees

4.1. None.

Local groups and councillors

4.2. None.

Adjoining occupiers

4.3. Site notices were displayed on 17/09/2025 (consultation expiry date 11/10/2025).

4.4 None

5. POLICIES AND GUIDANCE

5.1. National Planning Policy Framework (2024)

5.2. The London Plan (2021)

5.3. Camden Local Plan (2017)

G1 Delivery and location of growth
H1 Maximising housing supply
H3 Protecting existing homes
C2 Community facilities
C3 Cultural and leisure facilities
C5 Safety and security
E1 Economic development
E2 Employment premises and sites
A1 Managing the impact of development
A4 Noise and vibration
D1 Design
CC5 Waste
T1 Prioritising walking, cycling and public transport
T4 Sustainable movement of goods and materials

5.4. Supplementary Planning Guidance

CPG Access for all (2019)
CPG Amenity (2021)
CPG Community uses, leisure facilities and pubs (2021)
CPG Design (2021)
CPG Transport (2021)

Draft Camden Local Plan (DCLP)

5.5 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.

6. ASSESSMENT

6.1. The principal considerations material to the determination of this application are summarised as follows:

- Background / the principle of development
- Impact on the character and appearance of the area
- Impact on neighbours
- Temporary permission considerations

Background / the principle of development

6.2. Planning permission is sought to change the use of all the individual flats (153 in total) within the 3 housing blocks (Cartmel, Coniston and Langdale) from residential use (Class C3) to workspace use (Class E), as a meanwhile use for up to 5 years (however, as noted, the change of use would not occur at flats where the tenant chooses to remain rather than moving out). The flats which do change use would be used as low cost workspace for creatives and makers.

6.3. Under the previous meanwhile use approved in 2023, 91 flats (out of the 153) have been converted to workspaces, while twenty flats have remained in residential use. Some of these flats are occupied by residents who are leaseholders and the Council continues to run a voluntary rehousing scheme. If and when these flats become vacant (as residents are rehoused or move away), these flats would be converted to workspaces. Around 25% of the 153 flats have been identified as not economically viable to convert due to their condition. These flats remain secure and under the care of Camden Council.

6.4. As noted, Bow Arts have managed the flats converted to workspaces and would continue to do so if permission is granted for a further 5 years. Bow Arts is an arts and education charity and a social enterprise, which seeks to provide artists and creative practitioners with low cost workspace, connecting them with local communities and supporting their professional development. They also give communities throughout London greater access to and interaction with the arts, through their schools programme, workshops, exhibitions and events.

6.5. For those flats which have been converted, each main room, bedroom or living room would continue to provide a workspace with shared amenities: kitchen, bathroom, hallway and heating. This means that a 3 bed unit offers 4-5 workspaces. There are no internal works proposed to the flats that would require planning permission. A typical plan of a flat is shown in Figure 2 below to illustrate a possible configuration of the workspaces.

6.6. Bow Arts staff will continue to manage the buildings and ensure compliance and safe practice. The temporary change of use to workspaces currently supports approximately 250 small creative businesses, offering flexible and secure spaces for artists, makers, and designers. All studios are allocated on a "borough-first" basis, prioritizing local residents. Currently 64.5% of studio holders live or work in Camden. Affordability is central to the Bow Arts scheme and responds to high

local demand for workspace. All license fees are capped at £15 per square foot, in line with the Mayor of London's Affordable Creative Workspace targets.



Figure 2 – an example of a typical flat divided into workspaces

- 6.7. Policy G1 of the Local Plan promotes the most efficient use of land and buildings in the borough; Policy H1 seeks to maximise housing supply by regarding self-contained housing as the priority land use of the Local Plan; and Policy H3 seeks to protect existing homes by resisting development that would involve a net loss of residential floorspace.
- 6.8. Policy E2 seeks to secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The policy aims to support businesses of all sizes and to maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources. The supporting text notes that the Council recognises the importance of creative industries, especially the contribution they make to the unique character and vitality of the borough. It is noted that the variety and richness of Camden's cultural and creative offer relies on the availability of small affordable accommodation, such as studios and workshops for artists.
- 6.9. The flats in the 3 buildings are either currently vacant, (or are managed by Bow Arts under the previous meanwhile use) and they won't be re-let for residential purposes in the short-term due to the buildings' proximity to HS2 construction works and the impact this is having on these flats. Whilst Policy H3 generally seeks

to resist the net loss of residential floorspace, in this case the flats will not be used as residential flats in the short-term and therefore the proposal to put them to an alternative use which is in demand (i.e. low cost workspace for creative industries), for a fixed period of time (which can be controlled by condition), is considered to comply with the aims of Policies G1 and E2 of the Local Plan insofar as it makes efficient use of the buildings and supports creative industries by increasing the supply of low cost or affordable accommodation (albeit on a temporary basis).

- 6.10. The principle of development is therefore considered to be acceptable, subject to the detailed considerations below.

Impact on the character and appearance of the area

- 6.11. Policy D1 of the Local Plan seeks to secure high quality design in development. No external changes are proposed to the buildings (other than some fresh paintwork) and therefore there should be no impact on the character and appearance of the wider area as a result of the proposed change of use.
- 6.12. It is considered likely that putting the buildings back into use, rather than them being largely vacant, would aid in their being looked after and maintained.

Impact on neighbours

- 6.13. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. Policy A4 also seeks to ensure that noise and vibration is properly controlled and managed.
- 6.14. Due to the nature of the proposals, whereby artists and creatives would occupy vacant flats and use them as their workspace, it is not considered that there would be a significant impact on neighbouring properties (i.e. those residents that choose to remain in the buildings). This is because the use of the vacant flats as workspace is considered to be compatible with residential uses.
- 6.15. Furthermore, Bow Arts, who will manage the workspaces in the buildings, have confirmed that they have a rigorous selection policy that includes a face to face interview as well as a photo ID held on record of any licenced occupant. There would also be on-site managers and a strong partnership with the relevant Council teams. Bow Arts note that they have a 30 year history of managing successfully integrated meanwhile projects and place the safety of existing residents at the heart of decision making. Any concerns about their tenants should be shared with the team who will take necessary actions. Caretaking staff will also undertake daily health and safety checks and will report repairs, anti-social behaviour etc.
- 6.16. The level of comings and goings associated with the change of use is not likely to be significantly higher than that associated with the residential use of the buildings. If an issue did arise with lots of visitors to any particular building or individual flat, this could be raised with the management team and appropriate action taken.

- 6.17. The proposed use is unlikely to generate unacceptable levels of noise. A planning condition can ensure that no sounds shall be played that are audible at neighbouring premises.
- 6.18. A further planning condition is suggested to ensure that the use only occurs between the hours of 8am and 8pm at night, in order to reduce the impact on neighbouring residential properties.

Temporary permission considerations

- 6.19. Planning permission has already been granted for a temporary change of use for all of these flats which expired in September 2025.
- 6.20. The Planning Statement accompanying this application notes that the change of use is sought for a further 5 years, but that this may be extended depending on the outcome of negotiations with HS2 and the ongoing work at their site adjacent to the blocks. An extension to the time limit beyond 5 years would require the submission of a new planning application, at which point officers would be able to re-assess the proposals against the development plan in place at that time and take account of all material considerations which would include any issues arising from the approved change of use thus far.
- 6.21. Insofar as the aim of the temporary permissions is to ensure that the flats revert to their former lawful use as residential in the future (in line with the aims of Policies H1 and H3 of the Local Plan, which seek to protect residential floorspace), and taking into consideration the fact that the change of use at Langdale has been successful in terms of the impact on neighbouring properties and the fact there is no prospect of the flats being re-let to tenants in the short-term (due to HS2 impact), the proposed change of use of all of the flats for a temporary period of 5 years is considered to be acceptable.
- 6.22. Whilst the change of use is sought for all of the flats, this does not necessarily mean that all would change use. The change of use would only occur at flats which have been vacated, and then only if they are suitable. If tenants choose to remain in their flats, these flats will not change use. The application has been submitted to cover all the flats as it is not known at this stage which will become vacant in the future. There is no requirement to implement a planning permission in its entirety, it could be part implemented and would then remain extant.

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The proposal would be not be liable for Camden or the Mayor of London's CIL as no additional floorspace will be generated as a result of the development.

8.0 BIODIVERSITY NET GAIN

- 8.1 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).

- 8.2 BNG is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a condition which requires the submission of a Biodiversity Net Gain Plan (BGP) before development can commence, showing how the 10% gain will be met.
- 8.3 The amended scheme falls into one of the exemption categories for BNG because the application 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).

9.0 CONCLUSION

- 9.1 The proposed change of use of all the flats within the 3 housing blocks (Cartmel, Coniston and Langdale) from residential use (Class C3) to workspace use (Class E), as a meanwhile use for up to 5 years, is considered to be acceptable on the basis that the flats are either currently vacant or will be soon (unless the tenant of the flat chooses to remain, in which case no change of use would occur) and they won't be re-let for residential purposes in the short-term due to the buildings' proximity to HS2 construction works. As such, there would be no net loss of residential floorspace as a result of the proposals.
- 9.2 Furthermore, the proposal to use the flats as low cost workspace for creative industries accords with the aims of Policies G1 and E2 of the Local Plan insofar as it makes efficient use of the buildings and supports creative industries.
- 9.3 There would be no impact on the character and appearance of the wider area as a result of the proposed change of use. Similarly, it is not considered that the proposed change of use would have a harmful impact on neighbouring properties.
- 9.4 Allowing the temporary change of use for a period of 5 years means the flats would revert to their lawful use as residential (Class C3) in the future, unless a further application is made to extend the time limit in the meantime.

10.0 RECOMMENDATION

- 10.1 It is recommended to grant conditional planning permission.

11.0 LEGAL COMMENTS

- 11.1 Members are referred to the note from the Legal Division at the start of the Agenda.

12.0 PLANNING CONDITIONS

1	The use hereby permitted is for a temporary period only and shall cease on or before 5 years from the date of this permission at which time the flats shall revert to their former lawful use of Class C3.
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	Reason: In order that the long term use of the flats as self-contained residential units is retained, in accordance with Policies G1 and H3 of the Camden Local Plan 2017.
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan at 1:1250; S1031-L-36; S1031-L-37; S1031-L-38; S1031-L-39; S1031-L-40; S1031-L-48; 2204-S51 (Ground floor); 2204-S51 (1st floor); 2204-S51 (2nd floor); 2204-S51 (3rd floor); 2204-S51 (4th floor); 2204-S51 (5th floor); 2204-S51 (6th floor); 1387-2; 1387-3; Planning Statement (dated 04/09/2025); Bow Arts statement (undated).</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>The use hereby permitted shall not be carried out outside the following times: 0800 to 2000 hours.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.</p>
4	<p>No sounds from the use hereby permitted shall be emitted from the premises in such a way as to be audible at or within any residential/ noise sensitive premises.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.</p>

11.0 INFORMATIVES

1	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.
2	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).
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)

	<p>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.</p>
4	<p>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.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>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.</p> <p>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).</p>
5	<p>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).</p>
6	<p>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.</p>

+ 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.





Langdale

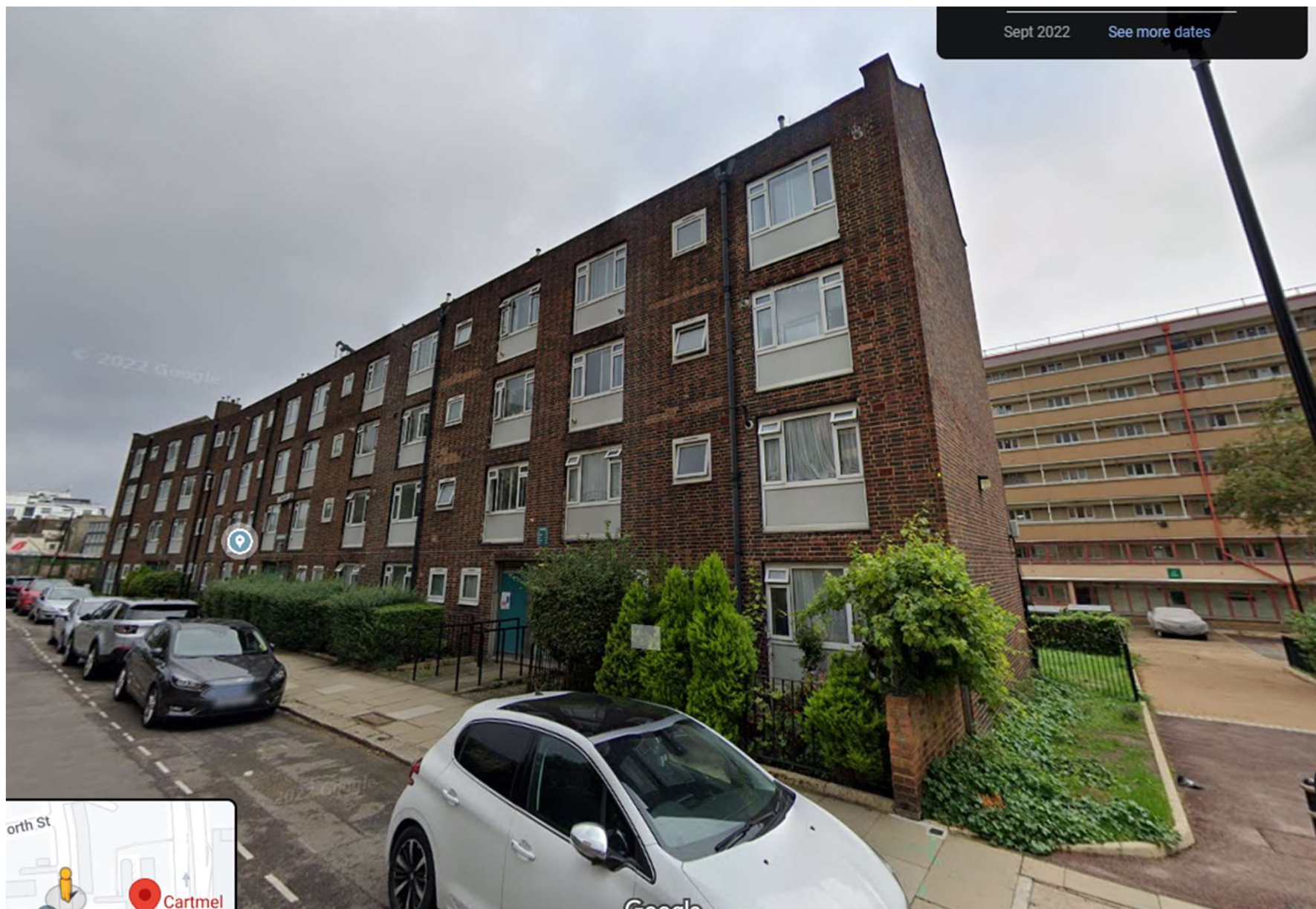
Coniston

Cartmel

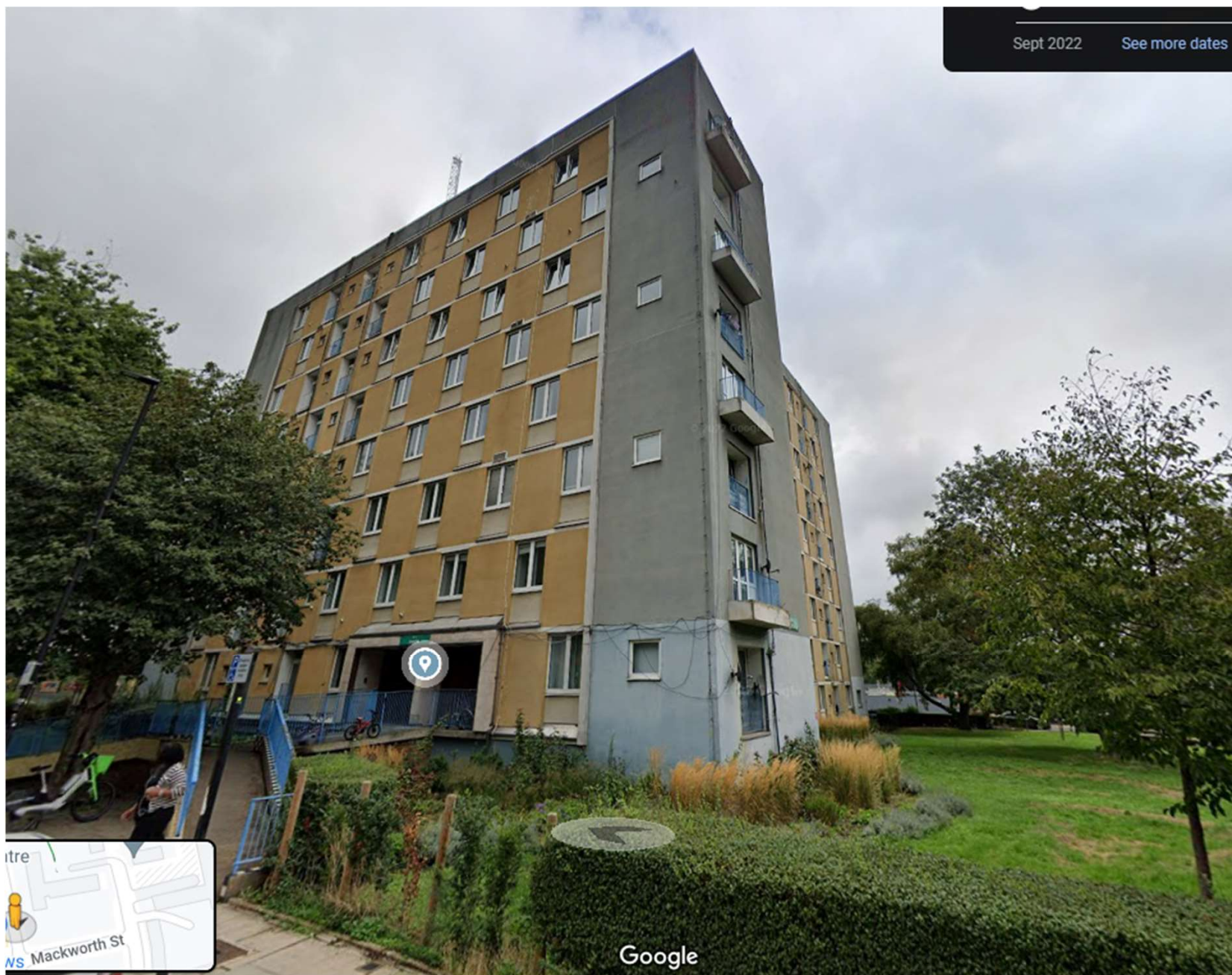












Ground Floor.
Flats 1-4, 29-31.

