

Address:	Basement Flat 6 South Hill Park London NW3 2SB		2
Application Number(s):	2025/0981/P	Officer: Connie Marinetto	
Ward:	Hampstead Town		
Date Received:	05/03/2025		
Proposal:	Demolition of existing rear conservatory and erection of a single storey rear extension.		
Background Papers, Supporting Documents and Drawing Numbers: Existing Drawings: 100, 101, 102, 103 (Rev A), 104 (Rev A) Proposed Drawings: 200, 201 (Rev A), 202 (Rev A), 203 (Rev B), 204 (Rev D), 205 (Rev A), 250. Documents: Design and Access Statement prepared by Gallus Studio (Rev A).			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:		Agent:	
Ms Kerri McEvoy Basement Flat 6 South Hill Park London NW6 3DD		Ms Lesley Bell 55a Rochester Place London NW1 9JX	

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
C3	Dwellings (flats)	70	85	+ 15

EXECUTIVE SUMMARY

- i) The application site is the Basement Flat located at 6 South Hill Park within a mixed-use property comprising a basement residential unit with access to the rear garden, an office at ground floor level, and residential flats on the upper floors. The property is located within the South Hill Park Conservation Area. It is not listed but is identified as a positive contributor to the character and appearance of the area.
- ii) Planning permission is sought for the demolition of the existing rear conservatory and the erection of a single-storey rear extension. The proposal has been revised to reduce its height and massing, with the flat roof now set below the height of the existing conservatory and the pitched element reduced. The extension would project only marginally above existing boundary walls and sits comfortably within the varied pattern of rear extensions in the locality, including approved schemes at nos. 10 and 12 South Hill Park.
- iii) 12 objections were received, raising concerns such as scale, loss of garden, biodiversity impacts, loss of light and outlook, and harm to the character of the Conservation Area. However, the revised design reduces visual impact and over 50% of the original rear garden would be retained. No trees are proposed for removal, and the landscaping scheme, secured via a compliance condition, represents an improvement to the existing condition and will enhance on-site biodiversity.
- iv) Support was received from 6 neighbouring households noting improvements to internal layout, health and ventilation, and quality of accommodation for a long-standing local family, as well as the alignment of the proposal with similar rear extensions in the surrounding terrace.
- v) On balance, the proposed development is considered to preserve the character and appearance of the South Hill Park Conservation Area, would not result in detrimental harm to residential amenity. The scheme complies with relevant local and national policies, and with the development plan as a whole. It is therefore recommended that planning permission be granted.

OFFICER REPORT

Reason for Referral to Committee:

The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members (Clause 3(vii)). The panel considered it should be heard by committee due to the level of interest in this application from residents and community organisations.

1. SITE AND BACKGROUND

Description

- 1.1 The application site comprises the basement flat at 6 South Hill Park, located on the western side of the street within a mid- to late-Victorian terrace. The site is located at the southern end of South Hill Park where the immediate group of properties is three storeys in height with additional mansard roof extensions and basement levels. These terraces contain commercial units at ground floor level with residential flats above and below. To the rear of the site is later infill development accommodating commercial uses, including Park End Surgery, as well as additional residential properties. To the north, the remainder of South Hill Park is predominantly residential. The application property occupies the lower ground (basement) floor, with the ground floor in separate office use and further residential units on the upper floors. The flat has sole access to a private rear garden.

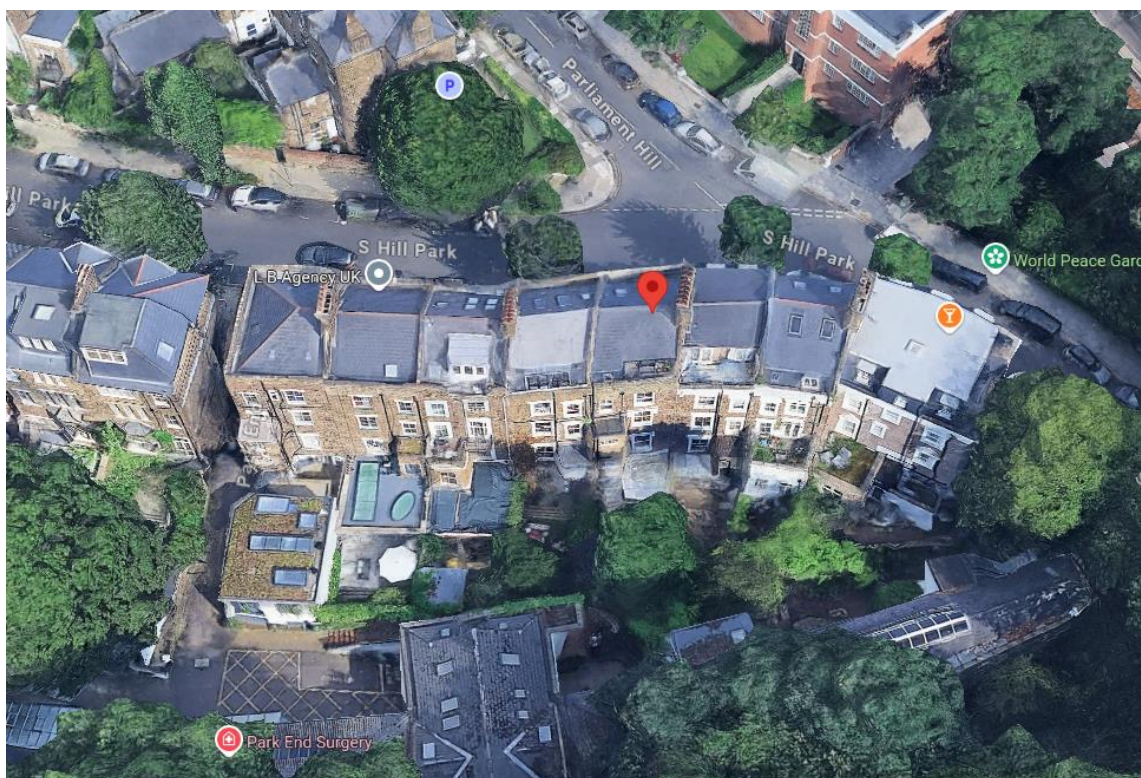


Figure 1 – Aerial view of the existing site

- 1.2 The building is located within the South Hill Park Conservation Area and is identified as a positive contributor in the South Hill Park Conservation Area Appraisal and Management Strategy. It is not statutorily listed. The site lies within Sub-Area One of the Conservation Area: *South Hill Park and South Hill Park Gardens*. This sub-area was developed from the early 1870s as part of a planned middle-class residential suburb, characterised by its curving street layout, sloping topography, and cohesive terraces of Victorian houses in London stock brick. The area's architectural and historic interest is enhanced by its distinct layout and proximity to Hampstead Heath.
- 1.3 The application site lies on the most pronounced curve of the street, with a notable change in ground levels to the rear. As a result, the garden at no. 6 sits lower than the neighbouring garden at no. 8 and higher than that of no. 4. This stepped topography is reflected in the angled geometry of the rear building line and garden walls. The site is not visible from the public realm due to its basement-level location, and views of the existing conservatory and proposed extension are restricted to the private rear gardens.
- 1.4 The existing flat has a floor area of approximately 70sqm and is accessed internally from the South Hill Park frontage. It is currently configured as a two-bedroom unit but suffers from poor daylight, low ceiling heights, and an awkward layout. The flat includes a rear conservatory which is proposed to be demolished as part of this application.
- 1.5 Several neighbouring properties have been extended at lower ground level, including nos. 10 and 12 South Hill Park, which feature single-storey rear extensions projecting into the rear gardens.
- 1.6 The site is also within the Hampstead Neighbourhood Plan Area.
- 1.7 The site has a Public Transport Accessibility Level (PTAL) of 4, indicating good access to public transport. The nearest London Underground Station is Belsize Park to the south, and Hampstead Heath Overground Station directly adjacent to the site. There are also numerous bus services from South End Green and Pond Street.

2. THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing rear conservatory and the erection of a single-storey rear extension to the basement flat at 6 South Hill Park.
- 2.2 The proposed extension would project between 3.6 metres and 6.5 metres from the original rear elevation of the building, following the angled geometry of the site. It would provide approximately 15sqm of additional internal floorspace and improve the overall layout of the flat, including the

enlargement of the second bedroom. The internal reconfiguration would improve daylight, ventilation, storage, and circulation, and provide enhanced access to the rear garden.

- 2.3 The proposal has been revised during the course of the application to reduce the overall height in response to comments received from neighbouring occupiers. The flat roof element now sits lower than the existing conservatory, and the pitched portion has been reduced in height from the original submission. The revised extension projects only modestly above the existing garden boundary walls - approximately 0.6 metres on the boundary with no. 4 (where the existing conservatory projects 1 metre), and 0.1 metres on the side facing no. 8 South Hill Park.
- 2.4 The extension would be constructed in a light brick to match the host building, with dark grey metal-framed doors, windows, and rooflights. The roof would be pitched on the side adjacent to no. 8 and flat toward no. 4. A clerestory window and flat rooflights are proposed to bring daylight into the second bedroom. Soft landscaping along the garden borders and the retention of permeable surfacing are proposed and are secured by condition.
- 2.5 The works do not involve excavation beyond a localised reduction of garden level (up to 0.5m) to accommodate additional internal ceiling height. No basement-level expansion beyond the footprint of the extension is proposed, and no trees are to be removed.

3. RELEVANT HISTORY

The site

- 3.1 **2010/0170/P** – Erection of a conservatory extension to rear and garden shed to residential flat. Granted **23/03/2010**.
- 3.2 **2025/0243/T** – REAR GARDEN: 1 x Gleditsia (Honey Locust) (T1) - Fell to ground level. 1 x Plum (T2) - Fell to ground level. **Granted 19/02/2025**.

The area

- 3.3 10 South Hill Park – **2020/1384/P** – Erection of single storey full width rear extension with rooflights following demolition of existing extensions to basement flat (C3). **Granted 08/12/2020**.
- 3.4 12 South Hill Park – **2010/6569/P** – Erection of a full width extension at lower ground floor level and installation of door at rear ground floor level to existing dwelling (Class C3). **Granted 15/02/2011**.

4. CONSULTATION

Statutory consultees

- 4.1 A site notice was displayed 14/03/2025 and expired on 07/04/2025.
- 4.2 A press notice was published in the Ham and High on 20/03/2025 and expired on 13/04/2025.

Hampstead Neighbourhood Forum

- 4.3 Objection covering the following issue(s):

Biodiversity and Sustainability

- The proposal would result in the loss of a substantial portion of the garden, with insufficient measures to demonstrate biodiversity net gain, contrary to Policy DH1(c) of the Hampstead Neighbourhood Plan.
- The extension is not considered to contribute positively to the character of the area.
- The scheme does not adequately address sustainability objectives, including minimising energy demand, water efficiency, or the use of sustainable/local materials, as required by Policy DH3.

Officer response

- *The revised design is considered to be proportionate to the building and the context of surrounding development. Design and heritage is further assessed in section 7.*
- *It is noted that BNG requirement came into effect for small sites on 2nd April 2024. However, the application is below the 'de-minimis' threshold, because it does not impact an on-site priority habitat and impacts less than 25sqm of on-site habitat with biodiversity value greater than zero and less than 5 metres in length of on-site linear habitat. Therefore, the application is exempt from providing a 10% net gain.*
- *Following their original objection, the Hampstead Neighbourhood Forum has submitted a further comment acknowledging that statutory BNG is not required in this instance, but instead requesting that biodiversity enhancement and sustainability be demonstrated in line with Policies DH1 and DH3 of the newly adopted Neighbourhood Plan.*
- *Landscaping details have since been submitted and include a grass lawn, planted borders with flowering and wildlife-friendly species, two trees, herbs, and the installation of a bird box and bug hotel, as well as permeable steps. Over 50% of the original garden area is to be retained. The Council's Tree and Landscaping Officer has reviewed the landscaping plan and considers that from a planting perspective it is an improvement to the existing and will enhance the biodiversity of the site in line with council policy. As such, the proposal is considered to be in line with biodiversity enhancement and sustainability measures set out in policies DH1 and DH3.*

- *The existing conservatory is fully glazed. The replacement structure should comply with the Building Regulations which include thermal performance and energy use requirements. As such, it would not be unduly 'unsustainable' and would improve on the thermal performance of the existing conservatory.*

Councillors or MPs

Cllr Linda Chung

4.4 Comments covering the following issue(s):

- Concern over scale, bulk, and massing.
- The design is considered disproportionate and contrary to the character of the Conservation Area.
- The proposal would result in loss of garden, green space, and biodiversity.
- Concern that the height and massing of the extension would create an oppressive, enclosing outlook and reduce light.
- Allegations of unlawful felling of multiple trees on site, which should be replaced.

Officer response:

- *The proposal has been revised to reduce the height and massing of the extension in response to concerns raised.*
- *The revised design would preserve the character and appearance of the Conservation Area.*
- *The remaining garden would retain over 50% of the original space, with landscaping proposals reviewed by the Council's Tree and Landscaping Officer and considered to enhance biodiversity.*
- *The revised proposal is not considered to result in an overbearing or enclosing impact on neighbouring properties, nor would it cause a significant loss of light.*
- *The removal of two trees was approved under a separate tree application (ref: 2025/0243/T); replacement planting and soft landscaping plans have been submitted and are secured by condition to support biodiversity.*

Adjoining occupiers

4.5 A site notice was displayed on 14/03/2025, until 07/04/2025 and a press notice was published in the local paper on 20/03/2025, expiring on 13/04/2025.

Objections

4.6 Objections were received from at least 12 local households. The objections received by the Council are on the Council's website. The key issues raised are.

4.7 Scale, Bulk and Massing

- The extension is considered excessive in size and not subservient to the host building.
- Overly large and disproportionate compared to neighbouring properties.

Officer response:

The proposal has been revised during the course of the application to reduce its height and massing. The flat roof element now sits lower than the existing conservatory, and the pitched portion has also been reduced. The scale is considered comparable to other nearby extensions, including those at Nos. 10 and 12 South Hill Park (2020/1384/P) (2010/6569/P).

4.8 Overdevelopment and Garden Loss

- Concern that the proposal would result in overdevelopment and the loss of more than 50% of the original garden and soft landscaping.
- Concern raised that this leads to overdevelopment of the plot and sets a negative precedent.

Officer response:

The revised scheme retains over 50% of the garden area associated with the original dwelling. Landscaping details have been submitted and includes grass, border planting, trees, permeable steps. The footprint is modest relative to the site constraints and consistent with other basement-level additions on the terrace.

4.9 Sense of Enclosure / Overbearing Impact

- Concern that the extension would enclose already confined gardens, creating a sense of enclosure and an overbearing impact.

Officer response:

- *The revised extension would project only 0.6m above the boundary with No. 4 (where the existing conservatory projects 1m), and 0.1m at the side facing No. 8. It is not considered to result in an overbearing or enclosing form and would not have a harmful impact on amenity.*

4.10 Daylight, Sunlight and Outlook

- Concerns were raised about loss of daylight, sunlight, and outlook to neighbouring properties and rear windows.

Officer response:

- *The proposed extension is largely built within the height of the existing garden walls and has been designed to minimise visual impact. On the side of No. 4, the extension would rise approximately 0.6m above the boundary wall, compared to 1m for the existing conservatory. On the side of No. 8, it would project only around 0.1m above the boundary wall and fence. The nearest room to the boundary at No. 8 is a utility room, which limits visibility and is not a habitable space. Given the positioning, scale, and reduced visible height, the proposal is not considered to result in a material loss of daylight or sunlight, nor cause a harmful change in outlook.*

4.11 Character of Conservation Area

- The extension is considered out of keeping with the original architectural rhythm of the terrace.
- Concern is raised that the design, footprint and bulk harm the character and setting of the Conservation Area.

Officer response:

- *The proposal has been revised and would preserve the character and appearance of the Conservation Area. Design and heritage matters are addressed in Section 7 of this report.*

4.12 Biodiversity, Trees and Surface Water Run-off

- Concerns are raised regarding the felling of trees and potential loss of habitat.
- Increased surface water run-off and lack of soft landscaping are also raised.

Officer response:

The trees in question were removed under a separate tree application (ref 2025/0243/T). Soft landscaping and planting details have been submitted and reviewed by the Tree and Landscaping Officer who considers that from a planting perspective it is an improvement to the existing and will enhance the biodiversity of the site. The landscaping details, which are secured by condition, will support biodiversity and mitigate drainage impacts.

4.13 Excavation

- Concerns are raised about potential structural damage from the 0.5m excavation, including impacts on neighbouring walls and foundations.

Officer response:

The level of excavation is minor and does not constitute a basement. A Basement Impact Assessment is not required for the limited depth of excavation proposed and would be disproportionate. The scale of works is minor and not considered to pose a structural risk.

4.14 Encroachment and Ownership

- Objectors raise concern that the roof projection may encroach on neighbouring ownership above.

Officer response:

Notice has been correctly served on all relevant owners and occupiers. No unlawful encroachment is identified. The revised extension is much lower in height. In regards to party walls, an informative is attached to the decision regarding to party wall agreement which is not a material planning consideration.

4.15 Access for Maintenance

- The height and extent of the extension are said to prevent access for rear elevation maintenance.

Officer response:

The revised roof form incorporates a flat section to allow maintenance access.

4.16 Size of Unit

- Concern is raised that the enlarged unit exceeds policy requirements for a two-bedroom flat.

Officer response:

The proposed works would increase the second bedroom so it would meet the guidance of 7.5sqm for a single room. The proposed layout would exceed the minimum space for a 2-bed flat, but there is no policy requirement to limit the size of residential units to the minimum standard, provided the overall scale is acceptable in design and amenity terms. The increase in floor area is not considered excessive, given the constraints of the site and revised design.

Support

- 4.17 Support was received from 6 neighbouring properties. Support was expressed on the grounds that the proposal would provide a more functional and healthier living space, addressing specific issues such as the lack of ventilation in the existing kitchen. Supporters noted that the extension would

improve the internal layout for a long-standing local family whose current accommodation is no longer suitable. It was also highlighted that similar developments exist in the surrounding area, setting a precedent for this type of improvement.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance \(LPG\)](#)

Local policy and guidance

[Camden Local Plan \(2017\)](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Hampstead Neighbourhood Plan 2025-2040 \(2025\)](#)

[DH1 Design](#)

[DH2 Conservation areas and listed buildings](#)

[DH3 Sustainable development](#)

[Supplementary Planning Documents and Guidance](#)

Most relevant Camden Planning Guidance (CPGs):

[Amenity - January 2021](#)

[Biodiversity CPG - March 2018](#)

[Design - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Home Improvements – January 2021](#)

[Draft Camden Local Plan \(DCLP\)](#)

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation).

The Submission Draft 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 it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Design and Conservation
8	Impact on Neighbouring Amenity
9	Biodiversity and Landscaping

7. DESIGN AND CONSERVATION

- 7.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 7.2 In addition, Policy DH1 Design of the Hampstead Neighbourhood Plan 2025-2040 (2025) requires development to respect and enhance the character of the area and the way it functions, in particular seeking to ensure development responds positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings; and sympathetic to established building lines and arrangements of gardens, walls, railings or hedges. Policy DH2 Conservation Areas and listed buildings, seeks to ensure new developments preserve or enhance the character of the Conservation Area having regard to the relevant Conservation Area Appraisal(s) and Management Strategies.
- 7.3 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.4 CPG Home Improvements states rear extensions should:
- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*

- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth; and*
- *Allow for the retention of a reasonably sized garden.*

7.5 The NPPF is a key material consideration. Chapter 16 ("Conserving and enhancing the historic environment") sets out the Government's approach to heritage protection. It requires local planning authorities to identify and assess the particular significance of any heritage asset affected by a proposal. It further directs how harm to designated heritage assets should be evaluated and weighed against any public benefits of the proposal (see NPPF Paragraphs 212–215). Paragraph 215 notes:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."



Figure 2 – Existing rear elevation (left) and proposed rear elevation (right)

7.6 The proposal involves the demolition of the existing glazed conservatory and the erection of a full-width, single-storey rear extension. The proposed new structure would extend approximately 2 metres beyond the footprint of the existing conservatory. The extension would project a maximum of 6.3 metres

from the original rear wall, and 3.6 metres beyond the existing three-storey rear wing. The extension would be 5 metres wide and vary in height from 2.5 to 3.2 metres. It combines a flat-roofed element to the side of No. 4 with a pitched element adjacent to No. 8.

- 7.7 The application site lies within Sub-Area One of the South Hill Park Conservation Area, characterised by curving Victorian terraces, sloping topography, and consistent use of London stock brick. While the front elevations of the terrace are largely intact, the rear of the terrace has been altered significantly over time. Rear additions include full-width single-storey extensions, roof terraces, roof-level mansards and a large contemporary structure at the rear of No. 14 facing the cul-de-sac of Park End. These changes contribute to a mixed character along the terrace's rear elevation.
- 7.8 The proposed extension would be similar in scale and footprint to other rear additions at Nos. 10 and 12 South Hill Park, both of which have been granted permission in 2020 (2020/1384/P) and 2010 (2010/6569/P).

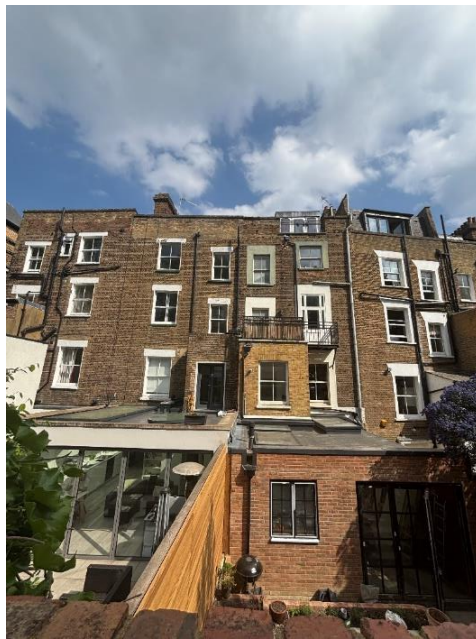


Figure 3 – Approved rear extensions at No. 10 (right) and 12 (left) South Hill Park

- 7.9 The rear garden will retain more than 50% of its original area following the proposed development, and the remaining space is considered adequate for a two-bedroom basement flat. Given the established pattern of similar rear extensions along the terrace, the proposal is considered acceptable in terms of scale and footprint. The increased depth is not considered visually dominant in the context of the host building and the terrace, and the extension's simple modern design. The use of a part-pitched roof and part-flat roof form reduces visual bulk and allows the extension to remain clearly subordinate to the host building.

- 7.10 The extension would be constructed using a light toned brick which would compliment the host building, with slim-profile metal-framed windows, doors, and rooflights in a dark grey finish. These are contemporary but modest features, and consistent with similar features of rear development in the area.
- 7.11 Internally, the proposal includes the reconfiguration of the flat to improve its layout. While planning permission is not required for internal alterations, the extension facilitates an enlarged second bedroom that meets space standards, improved circulation, and a better relationship between the living space and rear garden. The clerestory window serving the second bedroom is south-facing and of a generous size. It is therefore considered acceptable in terms of providing adequate natural light to the second bedroom.
- 7.12 It must be noted that the rear extension would not be visible from any public views along South Hill Park, or from the rear. Taking into account the range of extensive alterations already present to the rear of the terrace, and the fact that the basement level is not publicly visible, the proposed development would not harm the character or appearance of the host property or the wider South Hill Park Conservation Area. Overall, the extension is acceptable in terms of scale, design, and materiality, and would preserve the character and appearance of the Conservation Area.
- 7.13 The proposals would involve a small amount of excavation, but the amount proposed is not considered to trigger the need for a Basement Impact Assessment in this instance.
- 7.14 In conclusion, the proposed development would preserve the character and appearance of the host building and the significance of the South Hill Park Conservation Area. As such, the proposals are acceptable in this regard, in accordance with policies D1 and D2 of the Camden Local Plan (2017) and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025-2040 (2025).

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 8.2 The proposed rear extension is not considered to have a harmful impact on the amenity of neighbouring properties in terms of scale.

- 8.3 Revisions have been undertaken during the course of the application as a result of comments which were received. On the boundary with no. 4, the revised extension would project 0.6 metres above the existing garden wall. It is noted that the existing conservatory projects over 1 metre above this same boundary so the proposed would result in a reduced height. On the boundary with no. 8, the extension would rise by only 0.1 metres above the existing boundary wall and fence. Furthermore, no. 8 is set at a slightly higher ground level than the application site at no. 6, which further reduces any potential overbearing effect. The nearest room to the boundary at No. 8 is understood to be a utility room, located within the outrigger, which limits visibility.
- 8.4 The extension is largely built within the height of the existing garden walls and the built form above the building walls has been intentionally designed to minimise visual impact on neighbouring amenity spaces. Given the scale, siting, and reduced visible height of the extension, the proposal is not considered to result in a material loss of daylight or sunlight, nor cause a harmful change in outlook or an increased sense of enclosure.
- 8.5 There would be no windows which would overlook neighbouring gardens. The proposed rooflights are modest in scale and appropriately positioned. They are not considered to give rise to any harmful amenity impacts. The south-facing clerestory windows are a distance from no. 4 and, given that no. 4 is located at a lower level, they are not considered to result in any undue visual impact.
- 8.6 A condition would be added to ensure the flat roof would not be used as a roof terrace.
- 8.7 The proposed development overall is not considered to lead to harmful impacts upon the amenity of any neighbouring residents. The development is therefore considered to be in accordance with policy A1 of the Camden Local Plan (2017).

9. LANDSCAPING AND BIODIVERSITY

- 9.1 Local Plan policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. As set out in policies CC1 and CC2, the Council requires development to incorporate sustainable design and construction measures. The Hampstead Neighbourhood Plan 2025-2040 (2025) (Policies DH1 and DH3) also supports biodiversity enhancement and sustainable practices to address climate resilience.

- 9.2 The proposal includes a detailed hard and soft landscaping scheme for the retained rear garden, which would remain over 50% of the original garden space. At present, the garden is primarily artificial grass with paving and limited planting. The proposed landscaping introduces a grass lawn, planted borders with flowering and wildlife-friendly species, two trees, herbs, and the installation of a bird box and bug hotel. Permeable paving is proposed to support surface water drainage. The planting and soft landscaping will be secured by condition.

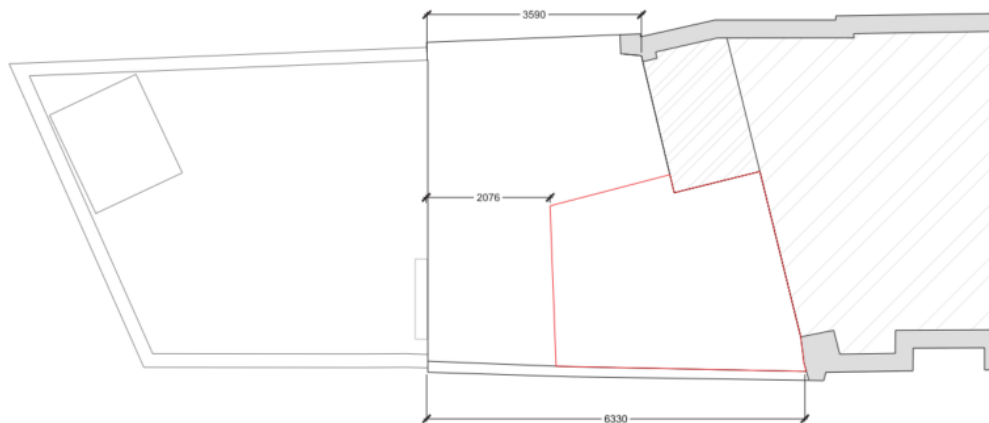


Figure 4 – Existing and proposed site plan with existing conservatory in red

- 9.3 The Council's Tree and Landscaping Officer has reviewed the landscaping plan and considers that from a planting perspective it is an improvement to the existing and will enhance the biodiversity of the site. The works are not considered to result in significant loss of habitat and would represent an overall enhancement in greening and ecological value.
- 9.4 The proposal involves no further tree removal. Two trees previously removed from the garden were subject to a separate tree application (ref: 2025/0243/T), and their removal was approved.
- 9.5 Given the above, the proposals are considered acceptable in nature conservation, landscape and biodiversity terms in line with the development plan.

Statutory Biodiversity Net Gain

- 9.6 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).
- 9.7 It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.

9.8 This application is considered to be below the 'de-minimis' threshold, because it does not impact an on-site priority habitat and impacts less than 25sqm of on-site habitat with biodiversity value greater than zero and less than 5 metres in length of on-site linear habitat. Therefore, the application is exempt and the applicant is reminded of this by way of an informative attached to this decision.

9.9 Overall, the development is considered acceptable in terms of landscape design, biodiversity, and sustainable design, in accordance with policies A3, CC1 and CC2 of the Camden Local Plan (2017) and policies DH1 and DH3 of the Hampstead Neighbourhood Plan 2025-2040 (2025).

10. CONCLUSION

10.1 The proposed development is considered acceptable in design, conservation, and amenity terms. The extension has been revised during the course of the application to reduce its overall height and massing and is considered to be appropriately scaled and subordinate to the host building.

10.2 The extension would preserve the character and appearance of the South Hill Park Conservation Area and would not result in undue harm to the amenity of neighbouring occupiers. Concerns raised in objections have been carefully considered and are addressed within the report.

10.3 The proposed works would enhance the functionality and quality of the existing flat and include landscaping improvements that would contribute positively to site biodiversity. The development is considered to accord with the relevant policies in the Camden Local Plan (2017), the London Plan (2021), and the adopted Hampstead Neighbourhood Plan 2025-2040 (2025).

10.4 As such, the application is recommended for approval, subject to the conditions set out in Section 12 of this report.

11. RECOMMENDATION

11.1 Grant conditional Planning Permission.

12. CONDITIONS

Standard conditions

1 Time limit

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

100, 101, 102, 103 (Rev A), 104 (Rev A), 200, 201 (Rev A), 202 (Rev A), 203 (Rev B), 204 (Rev D), 205 (Rev A), 250.

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

3 Design: Materials to match existing

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) and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025-2040 (2025).

4 Landscaping: to be carried out in accordance with approved details

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan (2017).

5 Roof terrace restriction

The roof of the single storey rear extension hereby approved shall not be used as a balcony, roof terrace or for any other ancillary residential purpose and shall be accessible for maintenance purposes only.

Reason: To safeguard the amenities of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan (2017).

13. INFORMATIVES

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	<p>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> <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):</p> <p>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:</p>

	<p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</p> <p>(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.</p>
5	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p> <p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> - 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	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:</p> <p>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</p>

	<p>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> <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.</p> <p>+ 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.</p>
7	<p>Your proposals may be subject to control under the Party Wall Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.</p>

2025/0981/P

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