

Address:	14 Greenaway Gardens London NW3 7DH		1
Application Number(s):	2025/2501/P	Officer: Geri Gohin	
Ward:	Frogna		
Date Received:	11/06/2025		
Proposal:	Installation of a children's playhouse in rear garden.		
Background Papers, Supporting Documents and Drawing Numbers: 001 Rev C; 050 Rev B; 060 Rev H; 101 Rev H; 105 Rev D; 201 Rev G; 202 Rev E; 203 Rev E; 204 Rev G; 301 Rev E; 302 Rev E; Covering Letter from Savills dated 28 May 2025 (x 10 pages); Design and Access Statement from Blue Forest dated February 2025 (x 15 pages); Method Statement from Blue Forest dated February 2025 (x 9 pages); Arboricultural Impact Assessment Report from Landmark Trees dated 20th May 2025 (x 54 pages).			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:	Agent:		
Mr Danylo Knysh c/o Agent	Savills 33 Margaret Street London W1G 0JD		

EXECUTIVE SUMMARY

- i) The proposal is for timber play equipment at the end of a large residential garden. The playhouse is large, but proportionate to the very large garden setting, and in relation to the surrounding buildings. The overall height of the structure has been reduced in response to officer requests following consultation.
- ii) It is timber, and clearly an ancillary garden structure, promoting active play and use of a residential amenity space. It has a minimal impact on biodiversity, and maintains the residential garden character of the area, both in terms of amenity and the character and appearance of the conservation area. The significance of the conservation area would be preserved.
- iii) The scheme is appropriate garden development and complies with the development plan as a whole and is recommended for approval.

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 planning history, level of public interest and a local councillor's request.

1. SITE AND BACKGROUND

Designations

1.1 The following are the most relevant designations or constraints:

Designation	Details
Conservation Area (CA)	Redington/Frognal CA

Table 1 - Site designations and constraints

Description

1.2 The application site comprises a two-storey detached dwelling with roof accommodation, located on the east side of Greenaway Gardens, a gently curving, sloping residential street characterised by predominantly large, detached homes dating from the late 19th and early 20th centuries, set behind relatively shallow frontages.

1.3 The property lies within the Redington/Frognal Conservation Area, which is described in the Conservation Area Appraisal as a primarily residential suburb featuring stylistically diverse houses influenced by Queen Anne Revival and Arts and Crafts traditions. The area's distinctive character is defined by green, leafy streetscapes created by tree-lined avenues and informal garden planting, including boundary hedges. The application site, along with many others on Greenaway Gardens, is identified as a positive contributor to the character and appearance of the Conservation Area.

2. THE PROPOSAL

The current application

2.1 Planning permission is sought for the installation of a children's playhouse within the rear garden. The proposed tree house will be positioned on the eastern side of the T-shaped garden and measure an overall approximate height of 4.6 metres. There is a raised deck element which has been reduced in height to 1 metre above ground level within the play structure resulting in a structure height of 3.6 metres above the deck level. The design incorporates a pitched roof at a 35-degree angle, finished with a decorative copper finial.

Revisions

2.2 During the course of the application, the applicant was asked to revise their drawings to reduce the height of the structure such that the deck level is 1m above ground level with the overall height being 4.6m and remove the rear windows following objections from the Redington Frogna Neighbourhood Forum and neighbouring occupiers.

2.3 The following assessment has therefore been made based on the final submission of drawings in relation to the proposal, giving consideration to its own individual merits, and taking into account the particular site context, including all relevant planning history, policies and guidance, as well as any responses received during the statutory consultation period.

Background and ongoing enforcement investigations

2.4 The current application is limited to proposals for a proposed playhouse, and it is not connected to ongoing enforcement cases at the property. Some consultation responses raise issues around other works which do not form part of this application or suggest permission should be withheld (rather than refused on planning grounds). Determining this application does not undermine any ongoing enforcement, and it must be determined on its own planning merits. The site history and consultation responses are discussed in the next two sections.

2.5 There is an ongoing enforcement investigation concerning a breach of a landscaping condition attached to 2021/0984/P. The breach arises from works carried out beyond those originally approved to facilitate the construction of outbuildings. Applications for certificates of lawful development were refused, and subsequent appeals were dismissed, partly because the landscaping condition had not been complied with.

2.6 The Planning Inspectorate previously concluded that outbuildings within the garden could be considered incidental to the use of the property and fall within permitted development rights, provided the landscaping condition was satisfied. All proposed outbuildings were dependent on the completion of landscaping approved under a previous planning permission. As this landscaping had not been completed at the time of the application, none of the outbuildings could be deemed lawful under permitted development.

2.7 The breach of the landscaping condition remains unresolved, and the enforcement case is still open. This application is separate from the enforcement investigation and does not impact compliance with the approved condition or further action related to the breach.

3. PLANNING HISTORY

The site

3.1 **2021/6257/P** - Partial demolition of existing dwelling with retention of the front facade and parts of the side and rear facades and the erection of a basement extension, infill rear extension, various minor changes to the fenestration and other associated works. **Granted 30/11/2022 subject to a Section 106 legal Agreement**

3.2 **2021/0984/P** - Demolition of summerhouse in rear garden and landscaping works. **Granted 20/08/2021**

3.3 **2023/3072/P** – Certificate of proposed development for the Construction of one outbuilding: Pool Hall (including swimming pool, sauna, jacuzzi, changing room, and treatment room). **Refused 11/10/2023**

3.4 **2023/3074/P** – Certificate of proposed development for the Construction of one outbuilding: Gymnasium (intended for weights, cardio machines, ballet, and taekwondo). **Refused 11/10/2023**

3.5 **2023/3078/P** – Certificate of proposed development for the Construction of one outbuilding: Games Hall and Art Gallery (including snooker and table tennis areas, seating, sink area, lobby, art studio, and gallery). **Refused 11/10/2023**

3.6 **2023/3081/P** – Certificate of proposed development for the Construction of one outbuilding: Pool Filtration and Irrigation Stores (filtration equipment for pool and pumps for ground source heat pump system). **Refused 11/10/2023**

The 4 x 2023 applications were appealed **APP/X5210/X/23/3334702, APP/X5210/X/23/3334703, APP/X5210/X/23/3334705 and APP/X5210/X/23/3334706**. The appeals were dismissed on the 13 June 2025 for the following reasons:

1. Dependency on Landscaping Works - The proposed outbuildings relied on completion of landscaping approved under a previous permission (2021/0984/P). At the time of application, landscaping was incomplete, so the outbuildings could not lawfully be erected.
2. Incidental Use Test - Under Class E of the GPDO, buildings must be *reasonably required for purposes incidental to the enjoyment of the dwellinghouse*.
 - Pool Hall: Some uses (pool, sauna) could be incidental, but treatment room and generous circulation space were not justified.
 - Gymnasium: Accepted as incidental and reasonably required.

- Games Hall & Gallery: Uses largely based on personal preference; scale and additional spaces (gallery, seating, sink area) not justified.
- Pool Filtration Store: Not incidental because no pool existed at application date.
- Irrigation Store: Accepted as incidental and modest in scale.

3. Scale Considerations - Size alone is not determinative, but the Inspector found some proposals excessive relative to their stated purpose.

3.7 **2025/5235/P** - Amendment to planning permission 2021/0984/P dated 20/08/2021 for demolition of summerhouse in rear garden and landscaping works, namely, altering the size of the proposed water feature and minor alterations to the positioning of the hard landscaping, steps and associated retaining wall – pending.

3.8 **2025/5234/P** - Erection of a single-storey greenhouse within the rear garden – pending.

3.9 **2025/5857/P** - Retention of below-ground structures constructed within the rear garden pertaining to swimming pool use – pending (consultation ends on 8th February 2026).

Enforcement history

3.10 **EN23/0974** - Construction works in breach conditions 3 and 5 of planning permission 2021/0984/P dated 20/08/2011 (detail subsequently approved on 29/03/2022 under planning reference: 2021/5768/P) and condition 2 of planning permission 2021/6257/P dated 30/11/2022. Case file open and under investigation.

3.11 **EN23/0618** - Monitor CMP attached to 2021/6257/P. Case file open and under investigation.

4. CONSULTATION

Statutory consultees

Redington Frogna Neighbourhood Forum

4.1 Objection covering the following issue(s):

Tree protection and environmental impact

- Request for a group Tree Preservation Order;
- Threat to mature trees from excavation works;
- Impact on garden setting and conservation area character; and

- Failure to provide mitigation measures required under BGI 1 and BGI 2 policies.

Officer response: *The impact on trees was assessed as acceptable. Small diameter ground screws will be used to minimise root disturbance. The tree protection details comply with BS5837:2012, and a condition for tree protection measures will be added to this decision.*

Scale and design

- Excessive scale and bulk causing harm to the garden setting; and
- Design not aligned with conservation principles.

Officer response: *The drawings were revised to lower the tree house by approximately 2 metres. The structure was reduced in height, and the pitch of the roof was amended.*

Amenity and disturbance

- Loss of amenity due to noise, overlooking, and lighting.

Officer response: *The position of the raised terrace above ground was reduced by 0.70m, and the proposed rear windows near the boundary were removed in the revised drawings to mitigate overlooking concerns. Amenity considerations have been assessed within this report (5.0).*

Enforcement and restoration

- Request that no permission is granted for any garden building until foundations of five existing under-construction buildings are removed, and the garden is restored to natural soft surface and planting.

Officer response: *An ongoing planning enforcement investigation (EN23/0974) is currently underway. The applicant intends to submit further planning applications and Certificates of Lawfulness to resolve matters identified in the Inspector's appeal decisions (Ref: 2023/3072/P, 2023/3074/P, 2023/3078/P and 2023/3081/P). The proposed treehouse is positioned on the Eastern side of the T-shaped garden.*

Councillors or MPs

Cllr Linda Chung

4.2 No objection was submitted in response to consultation, but Cllr Chung requested the Members' Briefing Panel recommend the application be heard at planning committee.

Local groups

Redington Frogna CAAC

4.3 No response.

Adjoining occupiers

4.4 A site notice was displayed from 25/06/2025 to 19/07/2025. Another site notice was displayed from 15/10/2025 to 08/11/2025.

4.5 Following revisions, further consultation was undertaken following the revisions. A press notice was advertised in the local paper on 26/06/2025 (expiring 20/07/2025). Another press notice was advertised in the local paper on 16/10/2025 (expiring 09/11/2025).

Objections

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

Enforcement and compliance

- The Council should enforce the existing Refusal Notice and restore gardens before considering new applications;
- Works have continued despite earlier enforcement warnings; and
- Ongoing construction for several years.

Officer response: *An ongoing planning enforcement investigation (EN23/0974) is currently underway. The applicant intends to submit further planning applications and Certificates of Lawfulness to resolve matters identified in the Inspector's appeal decisions (Ref: 2023/3072/P, 2023/3074/P, 2023/3078/P and 2023/3081/P). The proposed treehouse is positioned on the Eastern side of the T-shaped garden.*

Scale and necessity

- Existing garden is already large; no need for additional permanent structures; and
- Proposed playhouse is excessive in size (cone ceiling, near two-storey scale) and constitutes overdevelopment.

Officer response: *Each application must be assessed on its individual merits. In response to concerns raised, the drawings were amended to reduce the treehouse height by approximately 2 metres, lower the overall structure, and modify the pitch of the roof.*

Privacy and amenity

- Location near boundary wall affects neighbours' enjoyment and privacy;
- Raised terrace (1.7m high) increases overlooking risk;

- Loss of light, visual intrusion, and obstruction of views; and
- Potential noise and disturbance to neighbouring properties.

Officer response: The raised terrace was reduced by 0.70m, and the proposed rear windows near the boundary were removed in the revised drawings to mitigate overlooking concerns. Amenity considerations have been assessed within this report (see section 5.0 of this report).

Future use and precedent

- Playhouse could be adapted for other uses; materials, lighting, and power suggest permanence; and
- Risk of setting a precedent for further structures along boundaries.

Officer response: As set out above, each application must be assessed on its individual merits.

Character and design

- Proposal erodes the character of rear gardens in the area; and
- Design is not in keeping with Hampstead Area's character.

Officer response: The treehouse will be constructed using sustainably sourced timber and other environmentally friendly materials, and it will be positioned within the existing landscaping. Additionally, the installation requires no excavation or concrete foundations.

Environmental Impact

- Impact on mature trees; and
- Loss of green space affecting wildlife and biodiversity in the conservation area.

Officer response: The impact on trees was assessed as acceptable. Small diameter ground screws will be used to minimise root disturbance. The tree protection details comply with BS5837:2012, and a condition for tree protection measures will be added to this decision.

5. POLICY

National and regional policy and guidance

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

[Draft NPPF 2025 \(limited weight\)](#)

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

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

Local policy and guidance

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

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

[Policy A2 Open space](#)

[Policy A3 Biodiversity](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Redington Frognal Neighbourhood Plan \(2021\)](#)

[Policy SD 2 Redington Frognal conservation area](#)

[Policy SD 4 Redington Frognal character](#)

[Policy SD 5 Dwellings: extensions and garden development](#)

[Policy BGI 1 Gardens and ecology](#)

[Policy BGI 2 Tree planting and preservation](#)

[Policy BGI 3 Lighting](#)

[Supplementary Planning Documents and Guidance](#)

Most relevant Camden Planning Guidance (CPGs):

[Amenity - January 2021](#)

[Biodiversity - March 2018](#)

[Design - January 2021](#)

[Home improvements - January 2021](#)

[Trees - March 2019](#)

Other guidance:

[Redington / Frognal Conservation Area Character Appraisal & Management Plan \(2022\)](#)

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

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 (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be

given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

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 appearance
8	Trees, Greening, and Biodiversity
9	Amenity
10	Sustainability

7. DESIGN AND APPEARANCE

7.1 CLP policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. CLP policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. This is supported by the Redington/Frognal Conservation Area Appraisal and policies SD2 and SD4 from the Redington and Frognal Neighbourhood Plan.

7.2 NP policy SD5 addresses extensions to existing buildings and garden development. Although the emphasis is generally on changes that affect the footprint, scale, and character of the property, it also says that outbuildings should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.

7.3 The proposal includes the installation of a children's playhouse within the rear garden. The playhouse will be positioned on the eastern side of the T-shaped garden as shown in the image below (the orange outline).

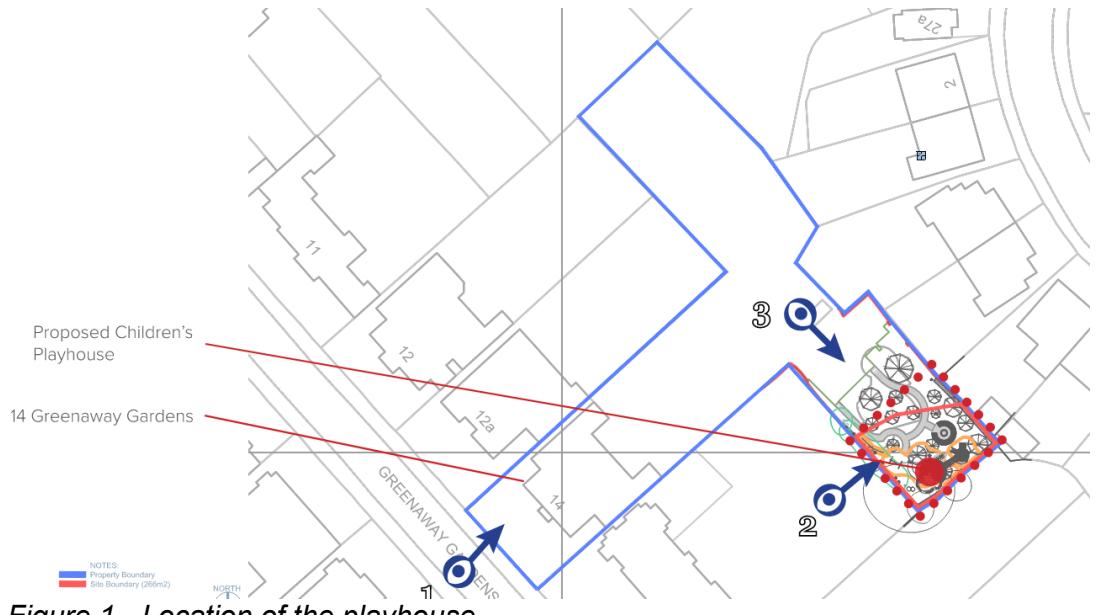


Figure 1 - Location of the playhouse

7.4 The proposed location is adjacent to the former single storey summer house which was approved to be demolished in 2021 (shown in red).



7.5 The photograph below shows the area of garden in which it will be located.



Figure 2 - Photograph of eastern side where the treehouse is proposed

7.6 Garden houses and playhouses are already present in the rear gardens of Nos. 15b and 16 Greenaway Gardens. The structure in the garden of No. 15b features a pitched roof, as shown in the photograph below.



Figure 3 - Photographs of existing garden house/playhouse (Nos. 15b & 16)

7.7 As described above, the playhouse will measure approximately 4.6 metres in height. The raised deck element has been reduced to 1m above ground level within the play structure, resulting in a structure height of 3.6m above deck level. The design incorporates a pitched roof at a 35-degree angle, finished with a decorative copper finial. The materials used will be mostly timber and natural materials which complement the natural landscape in which the proposed structure is located.

7.8 In response to the concerns raised, the proposal was revised to reduce the treehouse height by approximately 2 metres, adjust the roof pitch, and remove the rear-facing windows. Please refer to the initially submitted southeast elevation drawing and the revised version below. The red dotted line on the revised drawing indicates the original proposal.



Figure 4 - Initially submitted southeast elevation drawing

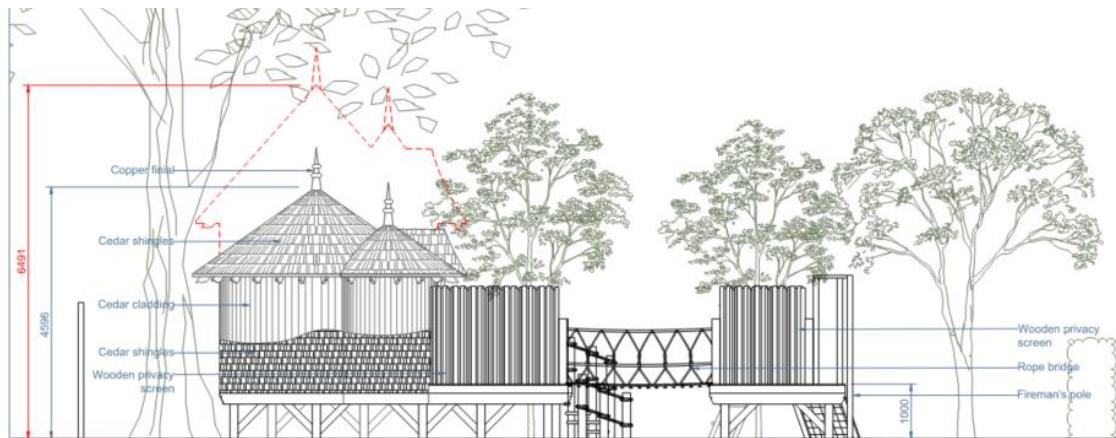


Figure 5 - Revised southeast elevation drawing

7.9 Overall, the installation of a children's playhouse in the rear garden does not harm the character and appearance of the property and wider Redington/Frognal Conservation Area. There was a former summerhouse in a similar location which has been demolished. It preserves the character of the garden and retains soft surfaces and landscaping around and under the structure and its modest size in comparison to the garden size, and use of natural construction materials, means it would read as a playhouse within a garden context. It would therefore comply with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington Frognal Neighbourhood Plan adopted version dated September 2021, as well as with the relevant guidance.

7.10 Special attention has been paid to the desirability of preserving and enhancing the character or appearance of the Redington/Frognal Conservation Area.

8. TREES, GREENING, AND BIODIVERSITY

Impact on trees, greening and biodiversity

8.1 CLP policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. Policy A3 also resists the loss of trees of significant value, which is mirrored by NP policy BGI 2, and CLP policy A2 aims to protect gardens of nature and amenity value where possible. NP policy SD5 aims for no significant reduction in the overall area of natural soft surface and have no significant adverse impact on biodiversity and ecological value. NP policy BGI 1 aims to enhance ecological, wildlife, and amenity values.

8.2 No trees are proposed to be removed to facilitate the development, and there is limited existing planting in the area although it is soft surface. The soft surface would be retained, with the structure raised off the ground allowing wildlife to move under and around the structure, in line with the planning

guidance. The impact of the scheme on the trees to be retained would be minimal, with small diameter ground screws proposed to minimise root disturbance. The tree protection details are sufficient to demonstrate that the trees to be retained would be adequately protected in accordance with BS5837:2012. A condition would ensure robust tree protection measures.

8.3 There is some lighting proposed on the playhouse and excessive or bright lighting can impact on biodiversity and nature conservation as emphasised by NP policy BGI 3 (Lighting), as well as character and amenity. Only one external wall lamp is shown on the approved drawings, and so a condition secures final details of all lighting. The application commits to several measures to mitigate and minimise impact, including wall lights to offer downlighting only, fitted at 36-degree beam angle and at no higher than 1500mm from floor surface level, as well as lighting to be no greater than 3000K (warm) and <500Lux.

8.4 Overall, the proposal would ensure no harmful impact on trees, greening, or biodiversity. The playhouse would be sympathetic to the natural environment and character of the residential garden, in line with the development plan, and in particular, with CLP policies A2 and A3, and NP policies SD5, BGI 1, BGI 2, and BGI 3.

Statutory Biodiversity Net Gain

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

8.6 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

8.7 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this scheme will not require the approval of a BGP because the application is a Householder Application.

9. AMENITY

9.1 Local Plan Policy A1 (Managing the impact of development) supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

9.2 The treehouse is located on the eastern side of the rear garden, at a considerable distance from neighbouring properties. Therefore, it is not considered that the proposal would give rise to amenity concerns for

adjacent residential properties in terms of overlooking. As outlined in section 3.4, the design was amended to reduce the height by approximately 2 metres, lower the height of the raised platform, adjust the roof pitch, and remove rear-facing windows, thereby minimising the potential for overlooking. Any lighting would be controlled by condition, as already discussed above. While some noise may occur from its use, this is expected to be comparable to that of a typical children's playhouse and use as residential amenity space. It is also noted that a playhouse already exists in the rear garden of No. 16, promoting and facilitating their use as residential amenity spaces.

9.3 As such, the proposal accords with CLP policy A1 and NP policy BGI 3, as well as with the relevant Amenity CPG.

10. SUSTAINABILITY

10.1 The proposed treehouse will be built using sustainably sourced timber and other environmentally friendly materials, and it will be integrated within the existing landscaping. The installation will not require any excavation or concrete foundations. Timber has been selected over metal or uPVC for both aesthetic and environmental reasons, as it offers a low carbon footprint, durability and adaptability. The proposal therefore accords with policy CC1 (Climate Change Mitigation) of the Camden Local Plan 2017, as well as the relevant council guidance, which promotes meeting the highest feasible environmental standards.

11. RECOMMENDATION

11.1 Grant conditional Planning Permission.

12. LEGAL COMMENTS

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

13. 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 In accordance with plans

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

001 Rev C; 050 Rev B; 060 Rev H; 101 Rev H; 105 Rev D; 201 Rev G; 202 Rev E; 203 Rev E; 204 Rev G; 301 Rev E; 302 Rev E; Covering Letter from Savills dated 28 May 2025 (x 10 pages); Design and Access Statement from Blue Forest dated February 2025 (x 15 pages); Method Statement from Blue Forest dated February 2025 (x 9 pages); Arboricultural Impact Assessment Report from Landmark Trees dated 20th May 2025 (x 54 pages).

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

3 Materials

All work shall be carried out in natural timber, unless otherwise detailed in the approved plans and documents listed in condition 2.

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 SD2, SD4, and SD5 of the Redington Frognal Neighbourhood Plan 2021.

4 Tree protection

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the documents entitled 'Method Statement' dated February 2025 by Blue Forest ref. 1105 and 'Arboricultural Impact Assessment Report' dated 20th May 2025 by Landmark Trees ref. SHH/14GRW-TH/AIA/01a. The tree protection measures shall thereafter be retained for the entirety of the development. The foundation construction must take place in full accordance with the Arboricultural Impact Assessment dated 20th May 2025 by Landmark Trees & Method Statement dated February 2025 by Blue Forest.

All trees on the site, or parts of trees grow from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details during the entirety of the development.

The development shall be monitored by the project arboriculturist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017, and policies BGI 1 and BGI 2 of the Redington Frognal Neighbourhood Plan 2021.

5 No lighting unless details first approved

Notwithstanding any indication given on the approved plans, no fixed lighting shall be used on the playhouse hereby approved unless it is fully in accordance with details first submitted to and approved in writing by the local planning authority. Any fixed lighting must be built and maintained in accordance with such approved details. The details of any fixed lighting to be submitted and approved must ensure:

- wall lights offer downlighting only;
- wall lights are fitted with 36-degree beam angle;
- all lighting is no higher than 1500mm from floor surface level;
- all lighting is no greater than 3000K (warm); and
- all lighting is less than 500Lux.

Reason: To ensure the development will not have an adverse effect on biodiversity, the character, and the amenity of the area in accordance with the requirements of policies D2, A1, and A3 of the London Borough of Camden Local Plan 2017, and policies SD5, BGI 1, and BGI 3 of the Redington Frognal Neighbourhood Plan 2021.

14. INFORMATIVES

1 Building Regulations

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 Highways

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 Noise

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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

4 Scope of permission

Please note that this permission applies solely to the proposed treehouse located on the eastern side of the rear garden and does not extend to any other structures within the garden.

5 Biodiversity Net Gain (BNG) Informative:

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 (BGP) has been submitted to the local planning authority (LPA), and
- (b) the LPA has approved the plan.

The LPA that would approve any 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.

This application will not require the approval of a BGP before development is begun because it is below the de minimis threshold AND impacts less than 25sqm of onsite habitat (with biodiversity value greater than zero and less than 5m in length of onsite linear habitat).

++ 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 ("1990 Act") 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 25sqm of onsite habitat with biodiversity value greater than zero and less than 5m 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).

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the BGR (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition, 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.

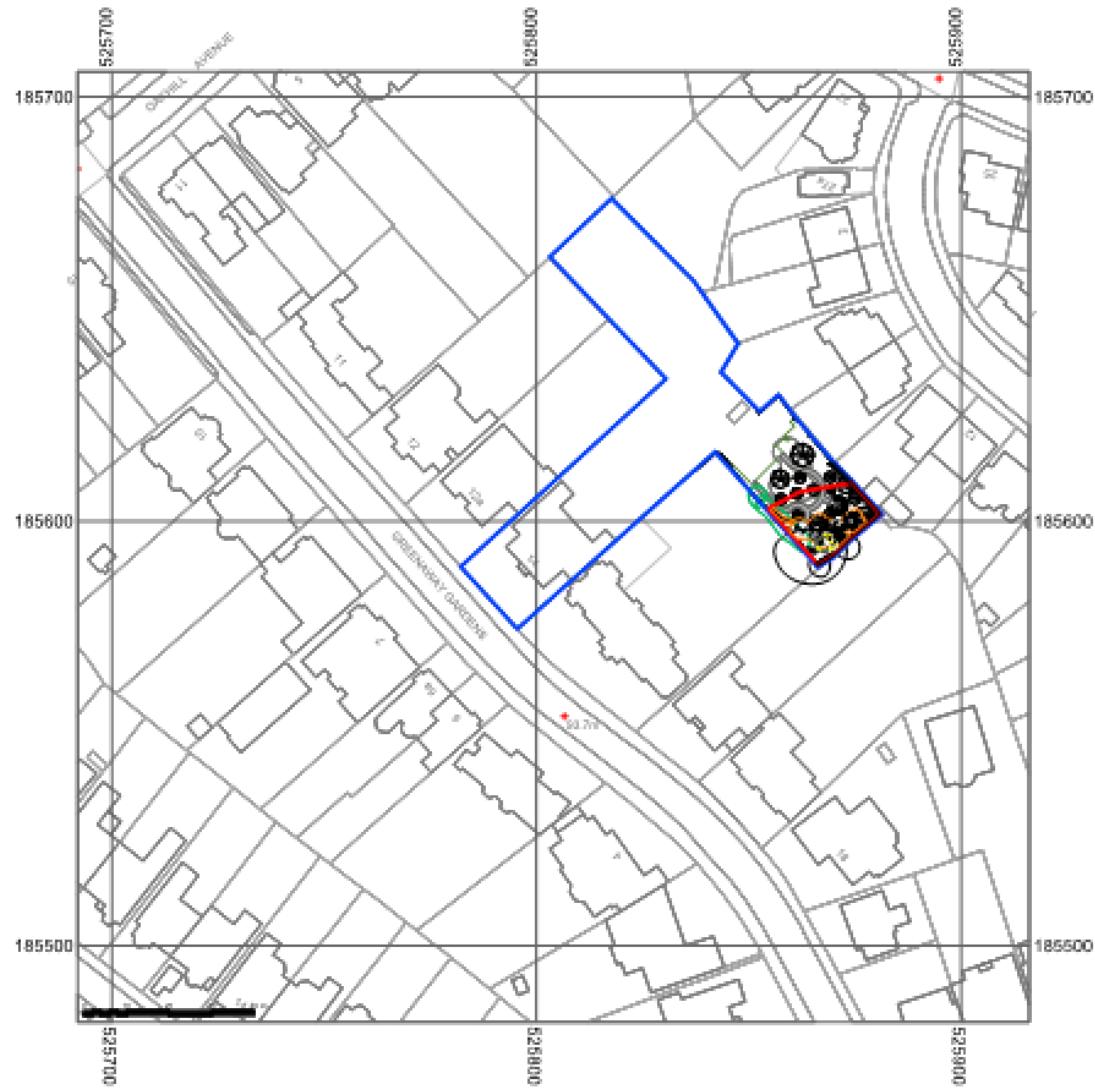
++ The effect of section 73(2D) ("1990 Act")

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.

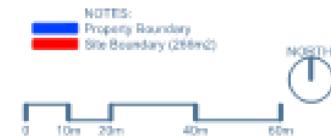
++ Phased development

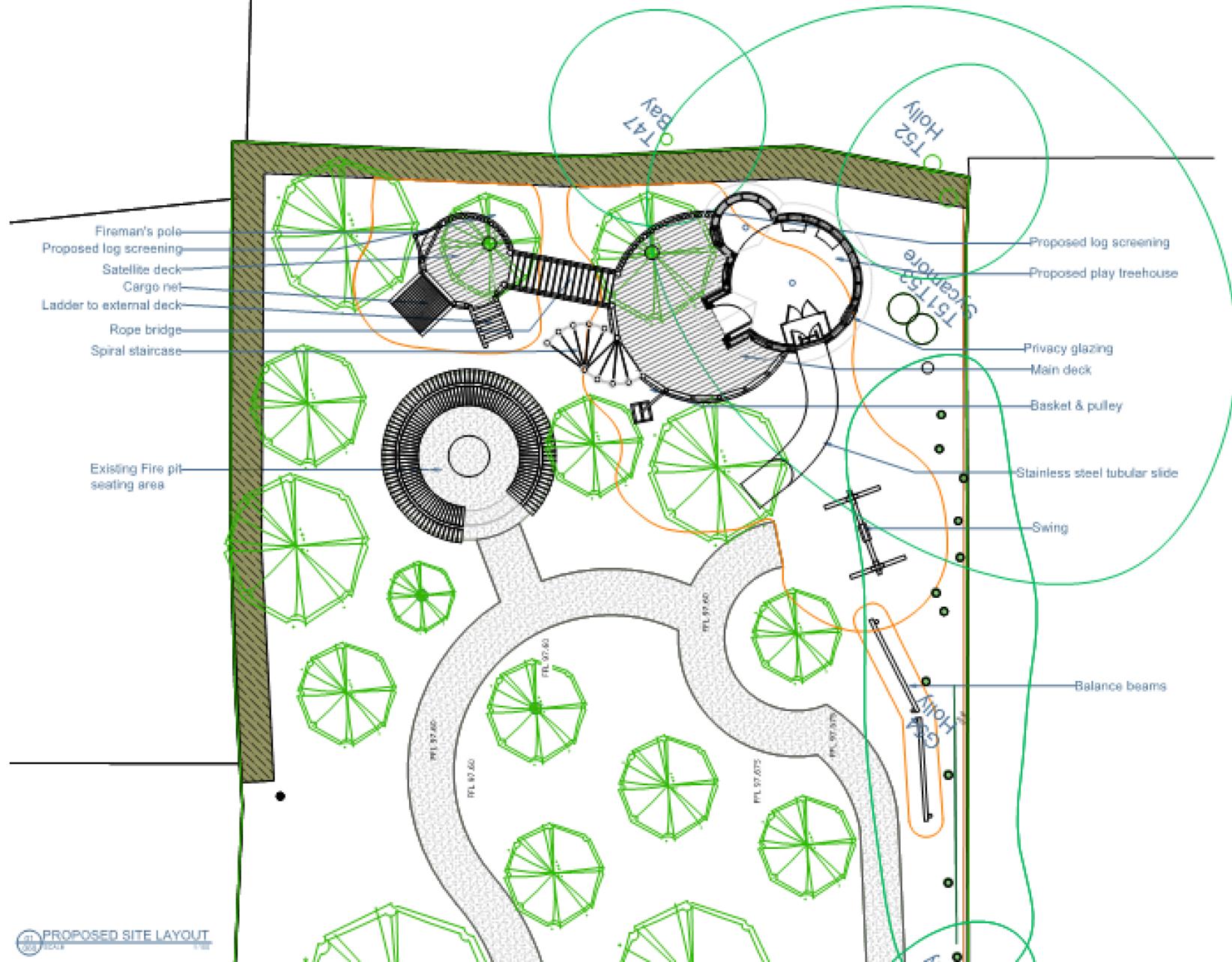
The BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the

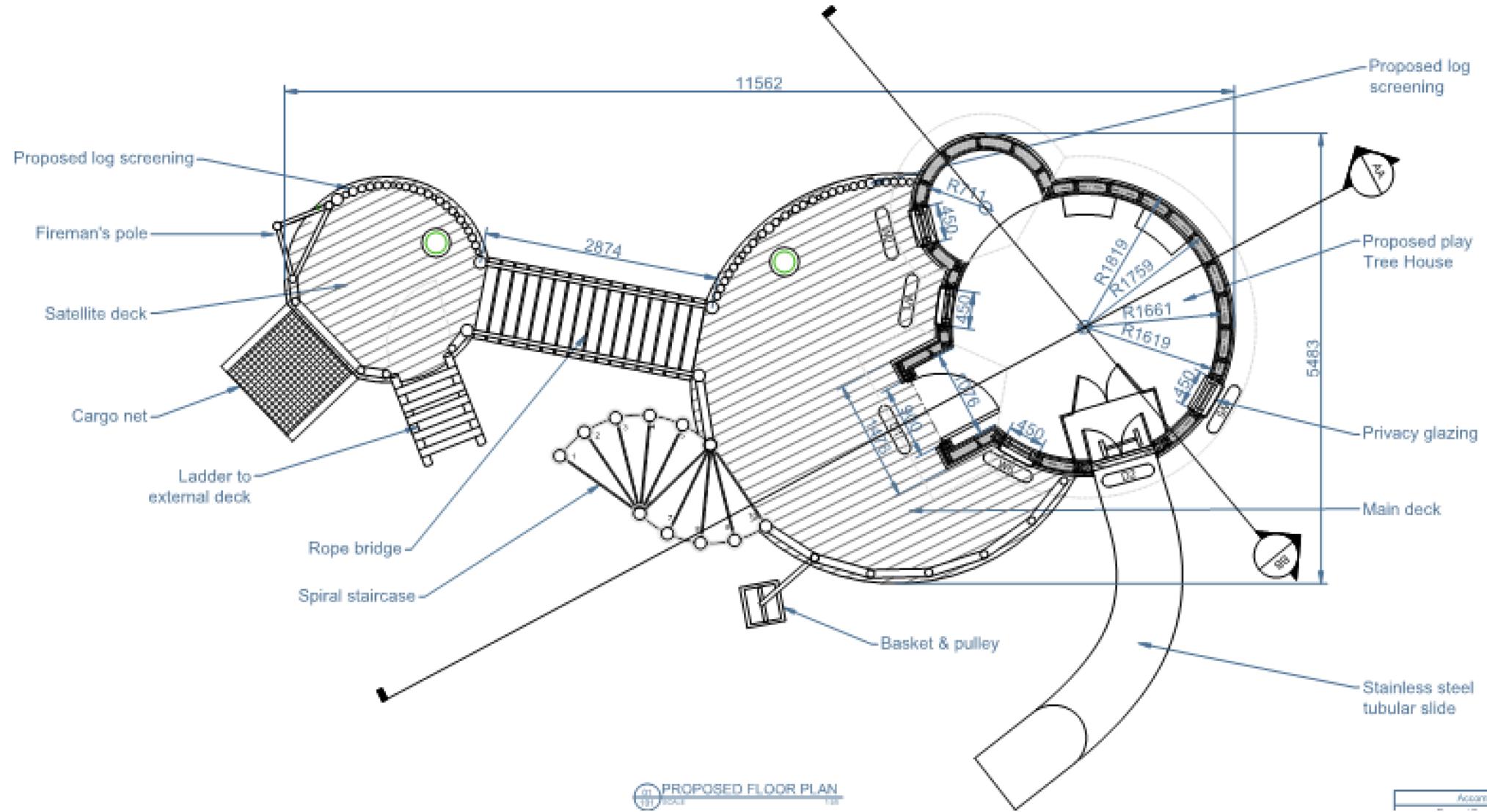
biodiversity gain condition are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

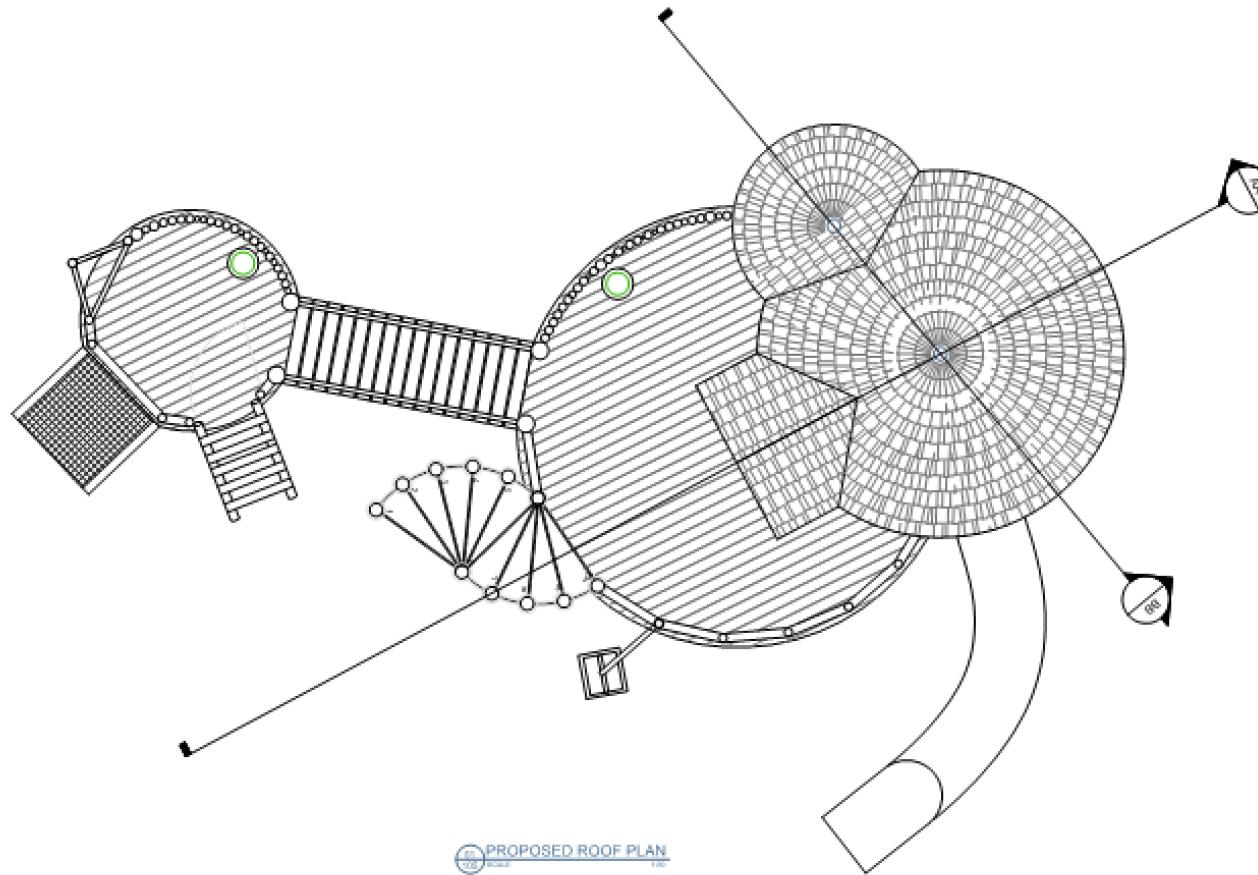


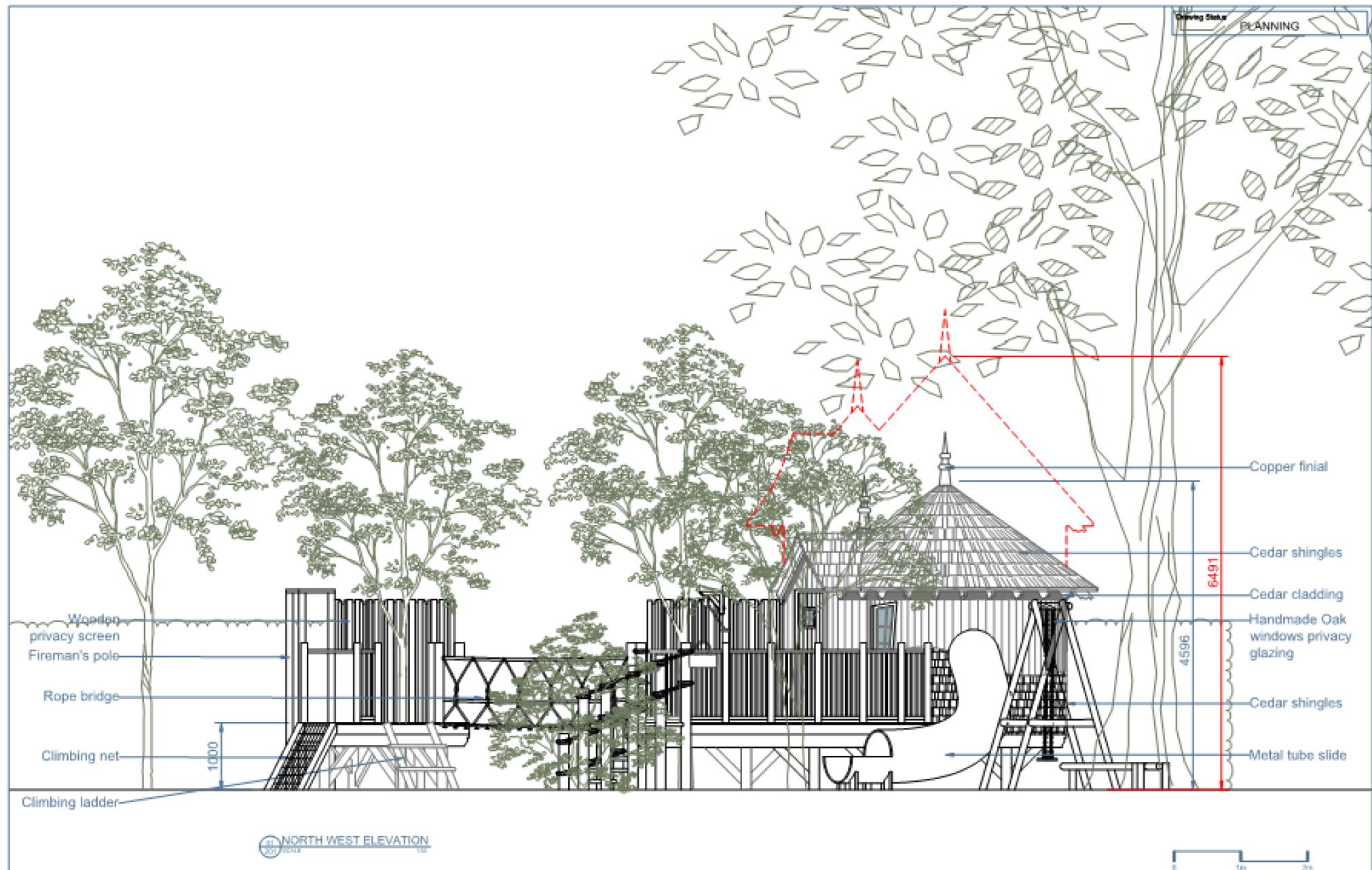
 SITE LOCATION PLAN
1:1250

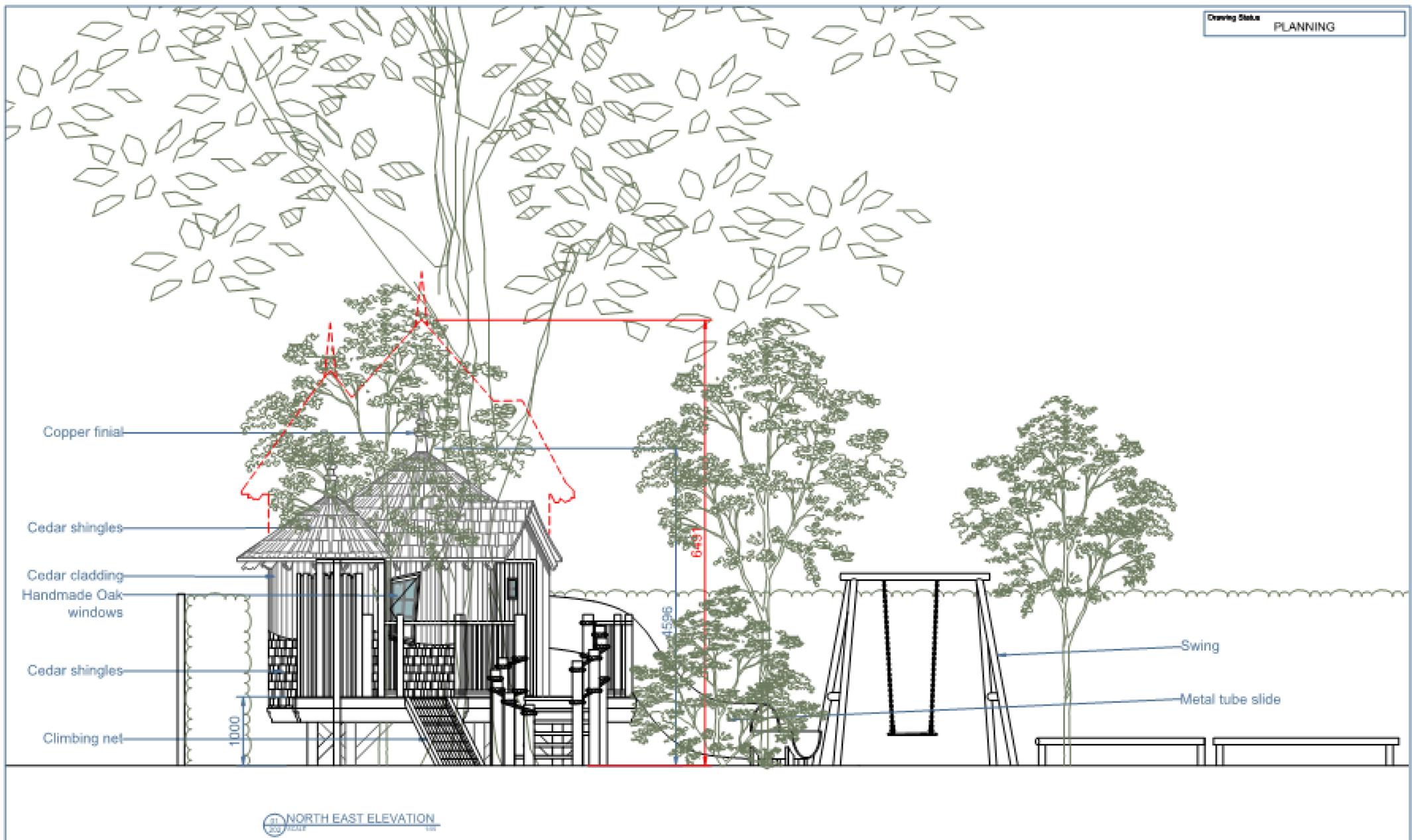


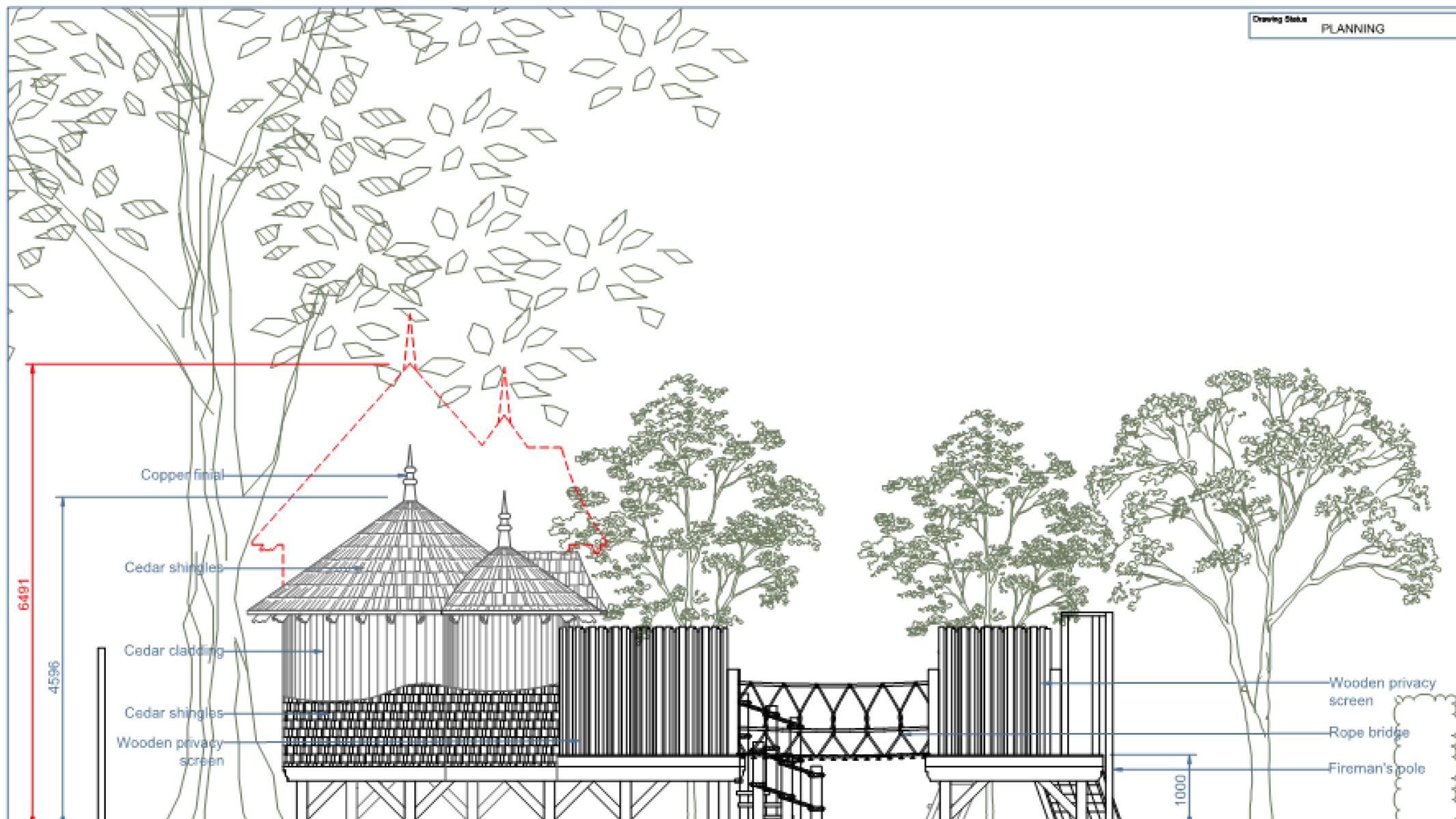




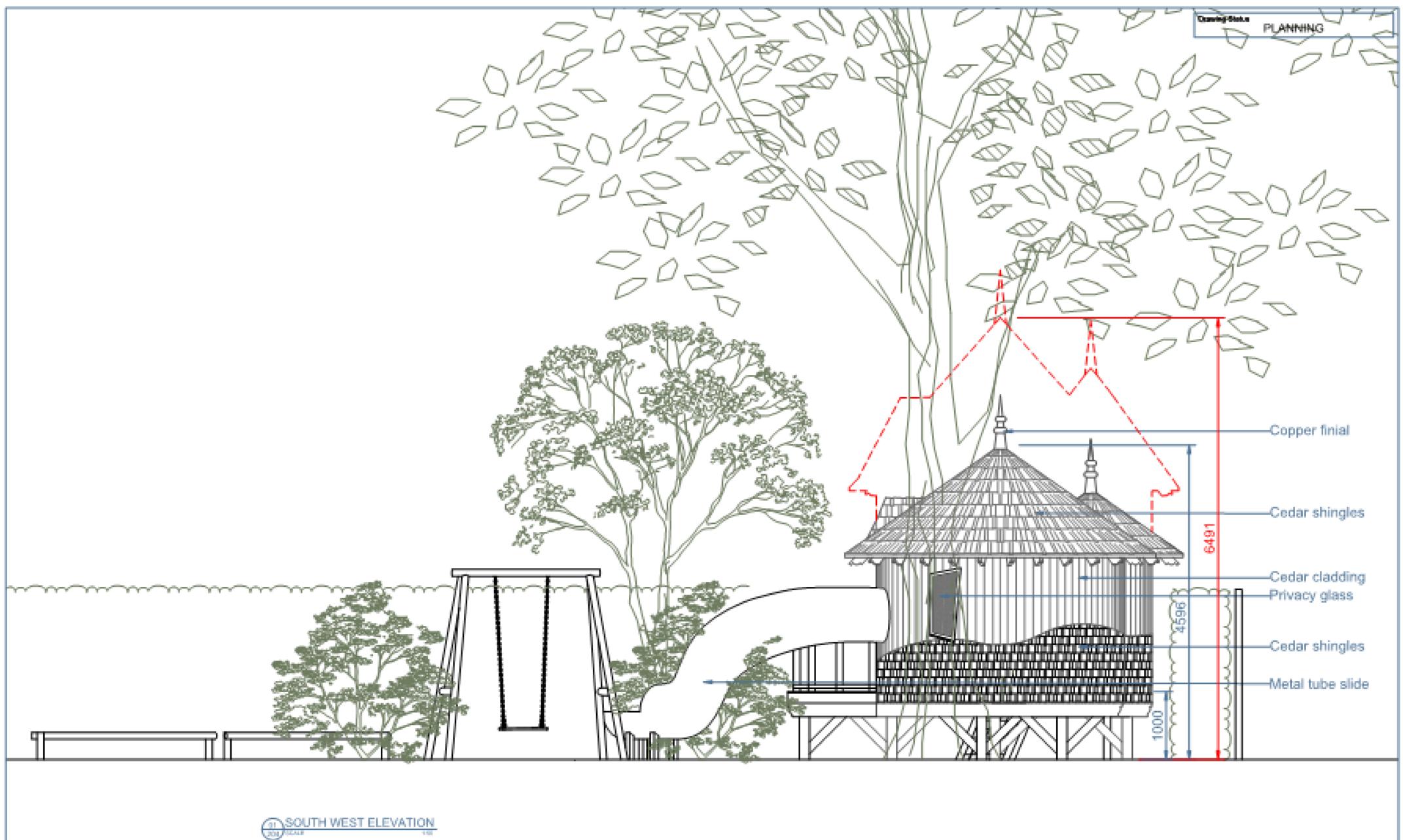


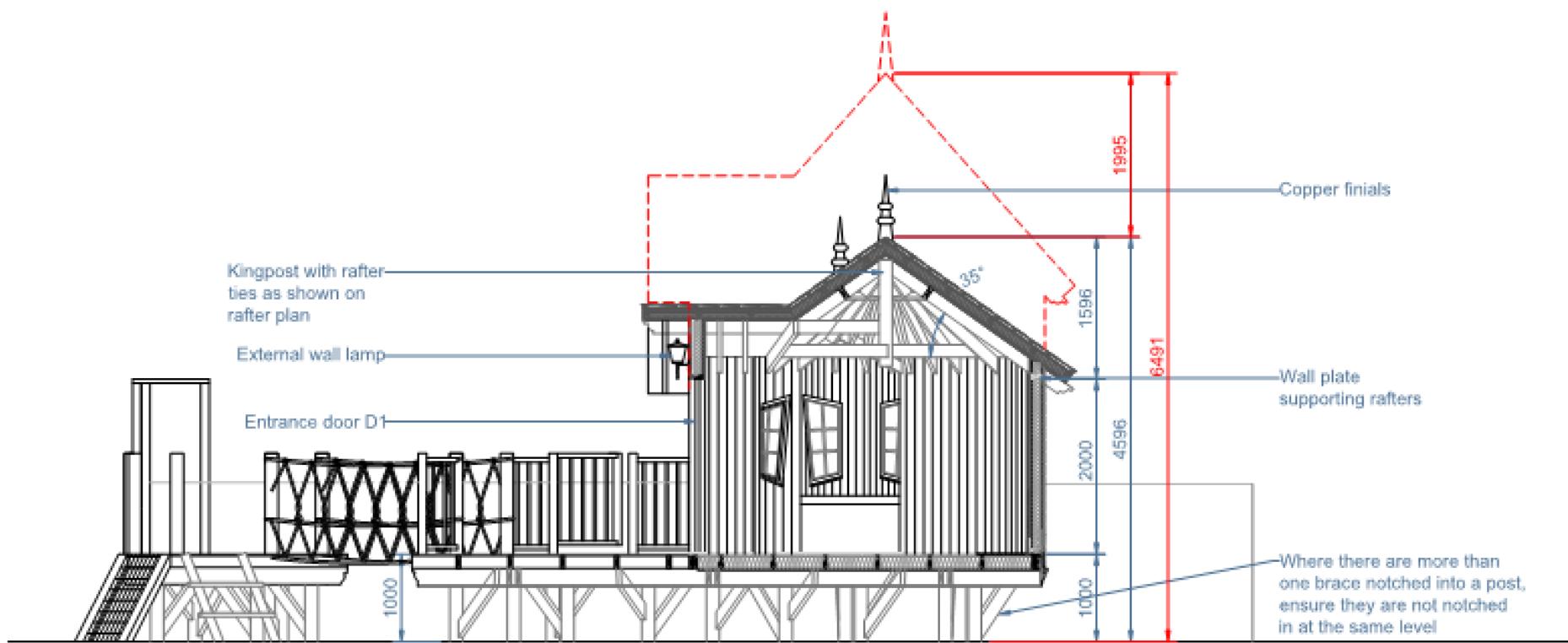


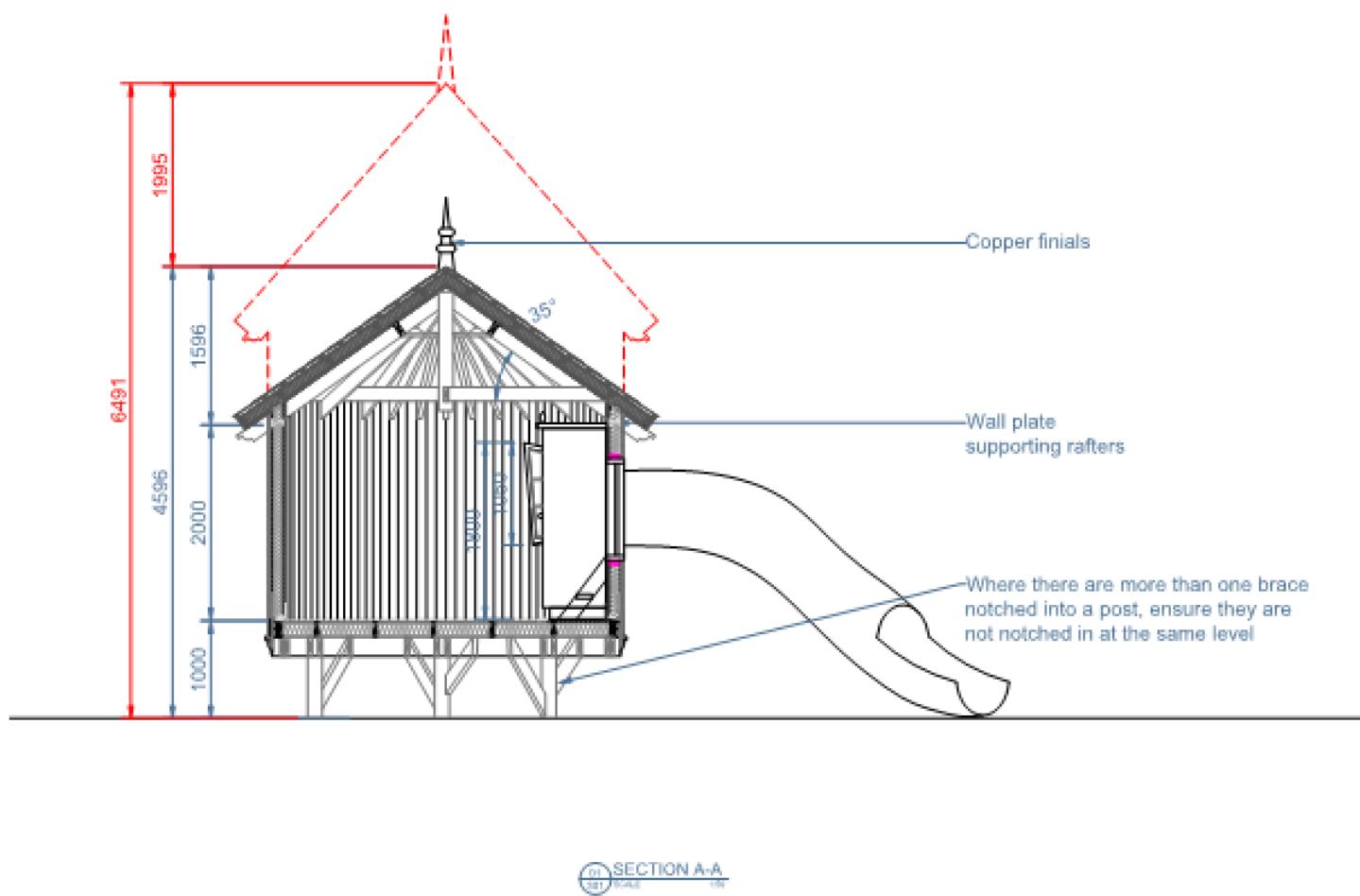


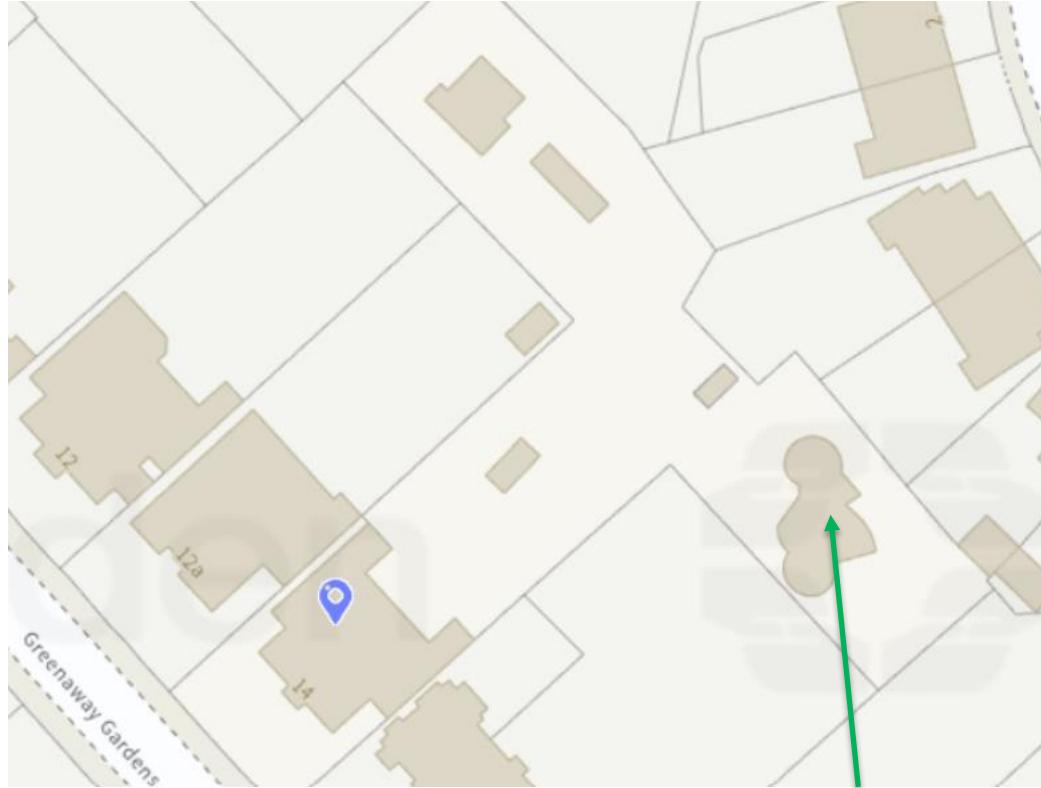


SOUTH EAST ELEVATION









Location of the summerhouse in the rear garden which was approved to be demolished in 2021 (ref: 2021/0984/P).