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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------|
| <b>Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 94 South Hill Park<br>London<br>NW3 2SN                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             | <b>5</b> |
| <b>Application Number(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2025/5496/P                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Officer:</b> Edward Hodgson                              |          |
| <b>Ward:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Hampstead Town                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |          |
| <b>Date Received:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 03/12/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |          |
| <b>Proposal:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Excavation of extension to existing basement, including extension of front lightwell, erection of rear extension and terrace at lower ground floor, erection of side extension at upper ground floor, enlargement of rear terrace at second floor level, replacement and enlargement of front and rear dormers and side rooflight. Replacement of windows to side elevation, installation of enclosed bin store to front of property, and erection of boundary fence. |                                                             |          |
| <b>Background Papers, Supporting Documents and Drawing Numbers:</b><br><br>Drawings:<br><br>Site location plan; SU-001 PL3; SU-002 PL3; SU-003 PL3; SU-004 PL3; SU-005 PL3; SU-006 PL3; SU-007 PL3; SU-008 PL3; SU-009 PL3; SU-010 PL3; SU-011 PL3; SU-020 PL3; 01-001 PL3; 01-002 PL3; 01-003 PL3; 01-004 PL3; 01-005 PL3; 01-006 PL3; 01-007 PL3; 01-008 PL3; 01-009 PL3; 01-010 PL3; 01-011 PL3; 02-001 PL1; 02-002 PL1; 02-003 PL1; 02-004 PL1; 02-005 PL1.<br><br>Documents:<br><br>Arboricultural Impact Assessment (SJ Stephens Associates, 03March 2025); Basement Impact Assessment Rev 4 (GEA, 16 April 2026); Basement Impact Assessment Audit (Campbell Reith, May 2026); Energy Assessment (Eight Versa, 06 August 2025); Flood Risk Assessment and Drainage Strategy P03 (Price and Myers, October 2025); Planning, Heritage, Design and Access Statement (Town Planning Bureau, 20 November 2025); Sustainability Statement (Eight Versa, 29 May 2025). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |          |
| <b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |          |
| <b>Applicant:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Agent:</b>                                               |          |
| Norrby Investments Ltd.<br>94 South Hill Park<br>London<br>NW3 2SN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Town Planning Bureau<br>124 City Road<br>London<br>EC1V 2NX |          |

## ANALYSIS INFORMATION

| Land use floorspaces |                 |                    |                    |                      |
|----------------------|-----------------|--------------------|--------------------|----------------------|
| Use Class            | Description     | Existing GIA (sqm) | Proposed GIA (sqm) | Difference GIA (sqm) |
| C3                   | Dwellings       | 414.9              | 514.8              | + 99.9               |
| <b>Total</b>         | <b>All uses</b> | <b>414.9</b>       | <b>514.8</b>       | <b>+ 99.9</b>        |

| Parking details             |                 |                    |                     |            |
|-----------------------------|-----------------|--------------------|---------------------|------------|
| Type                        | Existing spaces | Proposed long stay | Proposed short stay | Difference |
| Car parking                 | 0               | 0                  | 0                   | 0          |
| Cycle parking (residential) | 0               | 0                  | 0                   | 0          |

## EXECUTIVE SUMMARY

- i) The proposal involves various alterations and extensions to the existing building, which is a four-storey semi-detached (plus accommodation at basement and roof levels) 19<sup>th</sup> century dwellinghouse.
- ii) The proposal involves an extension to the existing basement (including a new front lightwell), a replacement rear extension and terrace above at lower ground floor, a new side extension at upper ground floor, an enlargement of an existing rear terrace at second floor, alterations and widening of existing dormers to the front and rear roofslopes, new windows to the side elevation, a new bin store to the front garden and a new boundary fence and landscape changes to the rear garden.
- iii) The scheme is for sensitively designed extensions and alterations to provide good quality family accommodation, while preserving the character and appearance of the South Hill Park Conservation Area and protecting the amenity of neighbouring occupiers. The use of sympathetic materials, and appropriately proportioned extensions, that would complement the character of the host building and surrounding area mean there is no harm to the building or the conservation area. In addition, although the site is located in close proximity to Grade II listed buildings, the setting of these designated heritage assets wouldn't be harmed by the works. The works would not have a harmful impact on neighbours with regards to loss of light, privacy or noise.
- iv) The scheme would also not have an unacceptable impact on flood risk, drainage and structural stability as a result of the extension to the basement. The application has been accompanied by a Basement Impact Assessment (BIA), which has been independently reviewed by the Council's third-party

engineers who have confirmed it would comply with the Council's policy and guidance on basements. Landscaping and planting to the front and rear gardens would help improve drainage and promote biodiversity. Although 7 trees would be removed, these are of limited ecological and amenity value, and their removal is therefore considered acceptable. Construction impacts would be mitigated through a Construction Management Plan (CMP), which would be secured via a Section 106 legal agreement.

- v) The scheme 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 community interest in the proposal.

## 1. SITE AND BACKGROUND

### ***Designations***

- 1.1 The following are the most relevant designations or constraints:

| Designation                                            | Details                                                                                                                                                                                                       |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conservation Area                                      | South Hill Park                                                                                                                                                                                               |
| Underground development constraints and considerations | <ul style="list-style-type: none"><li>- Historically flooded street (South Hill Park)</li><li>- Surface water flow and flooding</li><li>- Slope stability</li><li>- Subterranean (groundwater) flow</li></ul> |

*Table 1 - Site designations and constraints*

### ***Description***

- 1.2 The site is located on the west side of South Hill Park and consists of a semi-detached, 19<sup>th</sup> century dwellinghouse, comprised of four storeys (plus accommodation at roof and basement levels). The property sits immediately adjacent to the passageway that links South Hill Park and Hampstead Heath, with the Heath and the ponds located directly to the rear. It has been constructed with stock brick and timber windows.
- 1.3 Due to the topography of the site, the street level at the front of the property is notably higher than the garden level to the rear.



*Figure 1 – The existing site outlined in red showing the Heath and ponds to the rear and the passageway to the side*

- 1.4 The surrounding area is primarily residential in nature, and South Hill Park generally consists of semi-detached four storey 19<sup>th</sup> century villas, laid out across lower ground, upper ground, first and second floors and some have basements and accommodation at roof level.
- 1.5 The site is located within the South Hill Park Conservation Area and is noted as making a positive contribution to the character and appearance of the conservation area. It is also located within the Hampstead Neighbourhood Plan area. The site is not listed but is located near to 80-90 South Hill Park which is a terrace of six houses located on the west side of South Hill Park that are Grade II listed.



*Figure 2 – Heritage map showing the conservation area in beige and the Grade II listed buildings in dark blue*

- 1.6 The site has a Public Transport Accessibility Level (PTAL) rating of 1b (poor) largely due to the proximity to Hampstead Heath which means there is no public transport to the west and north of the site. It is however located close to Hampstead Heath Overground Station to the south.

## **2. THE PROPOSAL**

- 2.1 It is proposed to extend the existing basement, including excavating a front lightwell, erect a single storey rear extension at lower ground floor level with a terrace above, erect a single storey side extension at upper ground floor level, enlarge the existing rear terrace at second floor level, replace and enlarge the existing front and rear dormers and side rooflight, replace windows to side elevation, install a bin store to the front of the property and provide a boundary fence to the rear garden. The rear garden would also be relandscaped to allow access from the extended basement into the garden.
- 2.2 It should be noted that the previously proposed air conditioning unit has now been removed from the scheme.

### 3. RELEVANT HISTORY

#### *The site*

- 3.1 **2020/2175/P** – Erection of a side extension at first floor level to facilitate lift; enlargement of ground floor rear roof terrace; alterations to rear ground fenestration; formation of new second floor rear roof terrace. **Planning permission refused 26/03/2021 and dismissed at appeal.**

Reasons for refusal:

*1) The proposed side extension, by reason of its scale, siting, design and visibility within the street scene would be harmful to the composition, character and appearance of the host building, semi-detached pairing, and the wider South Hill Park Conservation Area, including important townscape gaps and views towards Hampstead Ponds. As such the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017) and policies DH1 (Design) and DH2 (Conservation areas and listed building) of the Hampstead Neighbourhood Plan (2018).*

*2) The proposed enlarged ground floor rear roof terrace, by reason of its siting and design would afford new views into the rear windows of No. 92 South Hill Park and would result in an undue loss of privacy. As such the proposal is contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan (2017) and policy DH1 (Design) of the Hampstead Neighbourhood Plan (2020).*

- 3.2 **2019/4828/P** – Enlargement of existing rear roof terrace at upper ground floor level, including extension of existing metal railings; creation of rear roof terrace at 2nd floor level on existing flat roof, including erection of metal railings; sash window on rear elevation to replace existing door at upper ground floor level. **Planning permission granted 06/02/2020. Permission implemented.**
- 3.3 **2009/5265/P** – Additions and alterations including excavation works to create a new basement, incorporating a new swimming pool and rear garden lightwell, to existing family dwelling (Class C3). **Planning permission refused 10/02/2010 and allowed at appeal 31/03/2010. Permission implemented.**
- 3.4 **2009/5169/P** – Alterations and additions to include the erection of a ground floor single storey side extension, the erection of a single storey lower ground floor rear extension with roof terrace above, extension to closet wing, replacement of first floor conservatory extension, replacement of rear dormer window with inset balcony, installation of front dormer window, installation of skylight on side roofslope, enlargement to front lightwell, new stone paved steps at front leading to lower ground floor and part replacement of the

garden boundary wall. **Planning permission granted subject to a Section 106 legal agreement 20/04/2010. Permission implemented.**

***The area***

**96 South Hill Park**

- 3.5 **2018/2596/P** – Erection of single storey rear extension at lower ground floor level and two storey side extension at lower ground and ground floor level to facilitate amalgamation of two residential units (1 x 2 bed at first, second and third floor and 1 x 1 bed at lower ground floor level) to 1 x 3 bed maisonette with associated private rear garden. **Planning permission granted 12/02/2019. Permission implemented.**
- 3.6 **2011/1753/P** – Alterations and additions, including the erection of side extension at lower ground floor level, replacement of front lower ground floor window with new timber framed door, excavation and realignment of front garden, and alterations to wall and gate at rear of existing residential flat (Class C3). **Planning permission granted 27/05/2011.**
- 3.7 **2011/1279/P** – Erection of rear and side extensions at lower ground floor level, creation of new entrance door from side passage, installation of new door and replacement of window with new door at front lower ground floor level, enlargement of front cellar to provide habitable room, excavation of enlarged front lightwell and reconfiguration of front garden, and other alterations to existing residential flat (Class C3). **Planning permission granted 31/05/2011.**
- 3.8 **2008/2955/P** – Alterations and extensions including the erection of a rear and side extension at lower ground floor level and the relocation of the front door to the existing flat (Class C3). **Planning permission granted 11/08/2008.**

**92 South Hill Park**

- 3.9 **2022/4083/P** - Erection of two storey lower ground and ground floor side extension and lower ground and first floor rear extensions, creation of upper ground floor and second floor rear terraces. Erection of replacement front/rear dormers including rear Juliet balcony and installation of side rooflight. Replacement of front/rear windows. Installation of staircase from lower to upper ground, bin store and paving within front garden. Alterations to front boundary. **Planning permission granted 13/01/2023. Permission implemented**

## 4. CONSULTATION

### ***Local groups***

#### South Hill Park CAAC

- 4.1 No response received.

#### Hampstead Neighbourhood Forum

- 4.2 No response received.

### ***Adjoining occupiers***

- 4.3 A site notice was displayed outside the application site between 10/12/2025 and 03/01/2026 and the application was advertised in the local paper on 18/12/2025 (expiring 11/01/2026).

- 4.4 Objections were received from at least three local households. The objections received by the Council are on the Council's website. The key issues raised are:

#### Consultation

- Consultation not undertaken by the applicant, and it is requested that the Council extend the consultation period as the application didn't appear on the website until late

#### Officer response:

- *Consultation by the Council was undertaken in accordance with statutory requirements and the Council's Statement of Community Involvement. In any case, comments can be accepted up to the date a decision is made. The application was received on 3/12/2025 and registered on 8/12/2026, 2 days prior to the site notice being published. All responses have been taken into account when coming to a decision. Therefore, it was not considered necessary to extend the statutory consultation period on the application. The Council will only consider responses it receives directly and cannot control any consultation undertaken by an applicant prior to the submission of an application.*

#### Basement Impact

- The basement excavation poses risks to structural stability, subsidence and destabilisation of neighbouring properties and could disrupt the water table of the Hampstead ponds.

Officer response:

- *The application was accompanied by a Basement Impact Assessment (BIA), which has been independently reviewed by the Council's third-party engineers Campbell Reith who consider the BIA to be acceptable. This is discussed further in section 9.*

Front lightwell

- The basement excavation and creation of front lightwell will harm the conservation area and setting of neighbouring properties.

Officer response:

- *The proposed front lightwell was reduced following officer comments during the pre-application stage and now consists of a small grille in front of the bay window which has limited visibility in views from the public realm. Design and heritage are discussed in section 8 of the report.*

Overdevelopment and massing

The proposal would represent overdevelopment of the site, and the scale and massing are inconsistent with the character of South Hill Park. This includes the side extension which will make the alleyway more enclosed and will disrupt views of the Heath.

Officer response:

- *The massing is considered to be largely in keeping with extensions granted at neighbouring properties in the conservation area. The extensions are subordinate to the host building and in line with planning policy and guidance. This is discussed further in section 8 of the report. The side extension would not add significant bulk and would be set back. The alleyway already has a sense of enclosure and this condition would not be significantly worsened.*
- *Private views are not a material planning consideration.*

Rear garden excavation and drainage

- The excavation of the rear garden landscaping will impact on neighbouring properties and drainage.

Officer response:

- *The BIA has been assessed by the Council's third-party basement engineers who do consider the impact on the structural stability of buildings and deem it to be acceptable and compliant with planning policy. Drainage issues have been assessed by the Council's Flooding team who deem it to be acceptable, and measures are in place to reduce flood risk. This is discussed further in section 12 of the report.*

Increased vehicle congestion

- The increase in occupancy of the dwelling will result in additional vehicles exacerbating congestion of South Hill Park.

Officer response:

- *The proposal does not result in additional dwellings. No new parking is proposed as part of the application and additional parking permits would need to be applied for if required which is outside the remit of planning. Transport is discussed further in section 11.*

## 5. POLICY

### **National and regional policy and guidance**

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

Draft National Planning Policy Framework 2025

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

### London Plan 2021 (LP)

[Policy D4 Delivering good design](#)

[Policy D5 Inclusive design](#)

[Policy D6 Housing quality and standards](#)

[Policy D10 Basement development](#)

[Policy D11 Safety, security and resilience to emergency](#)

[Policy D12 Fire safety](#)

[Policy G4 Open space](#)

[Policy G6 Biodiversity and access to nature](#)

[Policy SI 12 Flood risk management](#)

[Policy SI 13 Sustainable drainage](#)

[Policy T4 Assessing and mitigating transport impacts](#)

[Policy T6 Car parking](#)

[Policy T7 Deliveries, servicing and construction](#)

[Policy DF1 Delivery of the Plan and Planning Obligations](#)

[Policy M1 Monitoring](#)

### London Plan Guidance (LPG)

[Sustainable Transport, Walking and Cycling](#)

## ***Local policy and guidance***

### Camden Local Plan (2017) (CLP)

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

[Policy A2 Open space](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy A5 Basements](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC3 Water and flooding](#)

[Policy T3 Transport infrastructure](#)

[Policy T4 Sustainable movement of goods and materials](#)

[Policy DM1 Delivery and monitoring](#)

### Hampstead Neighbourhood Plan (2025)

[Policy DH1 Design](#)

[Policy DH2 Conservation areas and listed buildings](#)

[Policy DH3 Sustainable development](#)

[Policy DH4 Clean and considerate construction](#)

[Policy DH5 The urban realm](#)

[Policy NE1 Supporting biodiversity](#)

[Policy NE2 Ecological networks and biodiversity corridors](#)

[Policy NE3 Local Green Spaces](#)

[Policy NE4 Trees](#)

[Policy BA1 Basement Development](#)

[Policy BA2 Construction Management Plans](#)

### Supplementary Planning Documents and Guidance

#### *Most relevant Camden Planning Guidance (CPGs):*

[Amenity - January 2021](#)

[Basements - January 2021](#)

[Biodiversity - March 2018](#)

[Design - January 2021](#)

[Developer Contribution - March 2019](#)

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

[Home improvements - January 2021](#)

[Transport - January 2021](#)

[Trees - March 2019](#)

[Water and flooding - March 2019](#)

#### *Other guidance:*

[South Hill Park Estate](#), adopted January 2001

### Proposed Submission Draft Camden Local Plan (DCLP)

- 5.1 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 examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.
- 5.2 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.
- 5.3 The Proposed Submission Draft Camden 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.

### Draft London Plan 2026

- 5.4 The draft London Plan was published on 16<sup>th</sup> July 2026 for consultation. It's weight at this time ahead of any responses to consultation will be extremely limited. None of its draft policies are considered relevant to any of the applications being considered to the extent that they would affect the recommendations made by officers in the committee reports on the agenda.

## **6. ASSESSMENT**

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

|           |                                         |
|-----------|-----------------------------------------|
| <b>7</b>  | <b>Land Use</b>                         |
| <b>8</b>  | <b>Design and Heritage</b>              |
| <b>9</b>  | <b>Basements</b>                        |
| <b>10</b> | <b>Impact On Neighbouring Amenity</b>   |
| <b>11</b> | <b>Transport</b>                        |
| <b>12</b> | <b>Sustainability and Flooding</b>      |
| <b>13</b> | <b>Trees, Greening and Biodiversity</b> |

## **7. LAND USE**

- 7.1 The building is currently in residential use as a single-family dwelling, and the proposal would not affect its lawful use. As such, the property would continue to be used as a single-family dwelling following the proposed development.

## **8. DESIGN AND HERITAGE**

### ***Designated and non-designated heritage assets***

- 8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that where the development is in a conservation area, special regard must be given to preserving or enhancing the character and appearance of that conservation area.

### ***South Hill Park Conservation Area – No Harm***

- 8.2 The conservation area was designated in 1988 and is divided into two sub areas, South Hill Park/South Hill Park Gardens (sub area 1) and Parliament Hill/Tanza Road/Nassington Road (sub area 2). The application site is within sub area 1. The area is characterised by substantial semi-detached villas, and the unique relationship of the dwellings to the Heath is a key feature of the conservation area. Planting on the street and in rear gardens is important. Sub area 1 has many Italianate style houses with shallow pitched roofs, overhanging eaves, horizontal string coursing and porches over the front doors. These features contribute to the special significance of the conservation area.

### ***Policy Context***

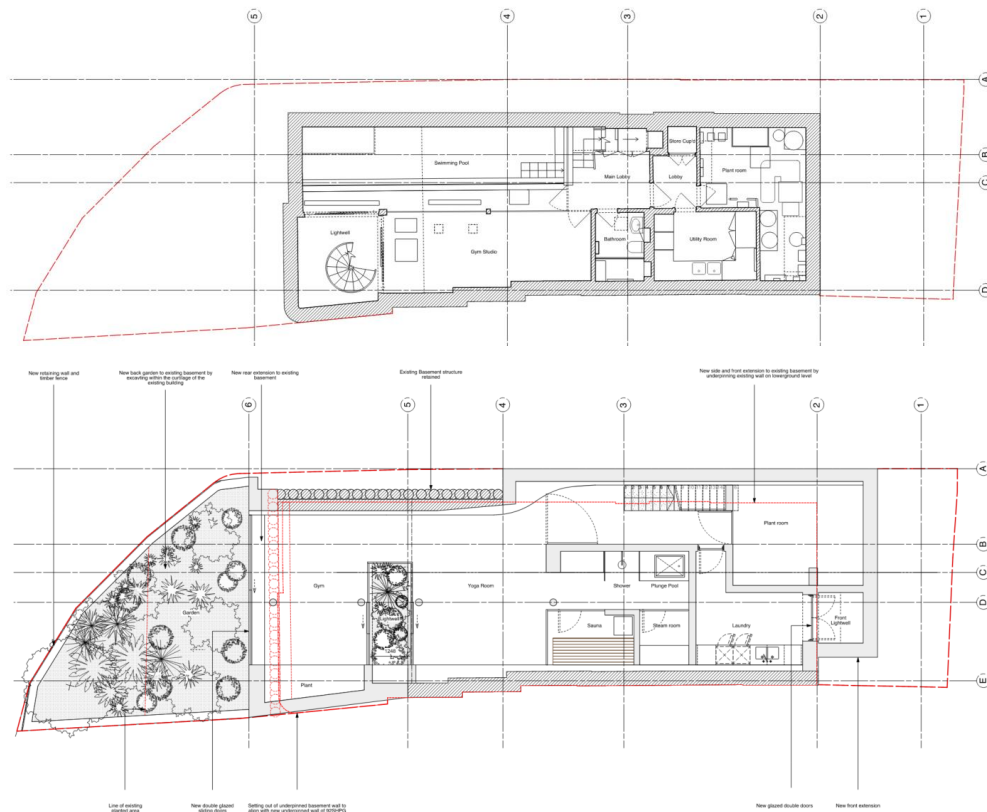
- 8.3 London Plan Policies HC1 and D4 are relevant to the assessment of the proposal. These policies seek to conserve and enhance heritage assets and ensure that development is of the highest architectural quality, responds positively to local context, and is inclusive and accessible.
- 8.4 Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) seek to secure high-quality design that responds positively to local character and context and preserves or enhances heritage assets and their settings, including conservation areas and listed buildings.
- 8.5 Policies DH1 (Design) and DH2 (Conservation Areas and Listed Buildings) of the Hampstead Neighbourhood Plan require development to respond positively to the distinctiveness and historic character of the area. Proposals should be sympathetic to established building lines, rhythms, proportions,

height and scale of surrounding buildings, and should protect or enhance the character and appearance of the conservation area.

- 8.6 These policies are supported by Camden Planning Guidance on Design and Home Improvements and the South Hill Park Conservation Area Appraisal and Management Strategy. Camden Planning Guidance advises that well-designed development should respond appropriately to its context, be subordinate to the host building where extensions are proposed, respect original proportions and architectural character, and avoid visual or physical harm to heritage assets.

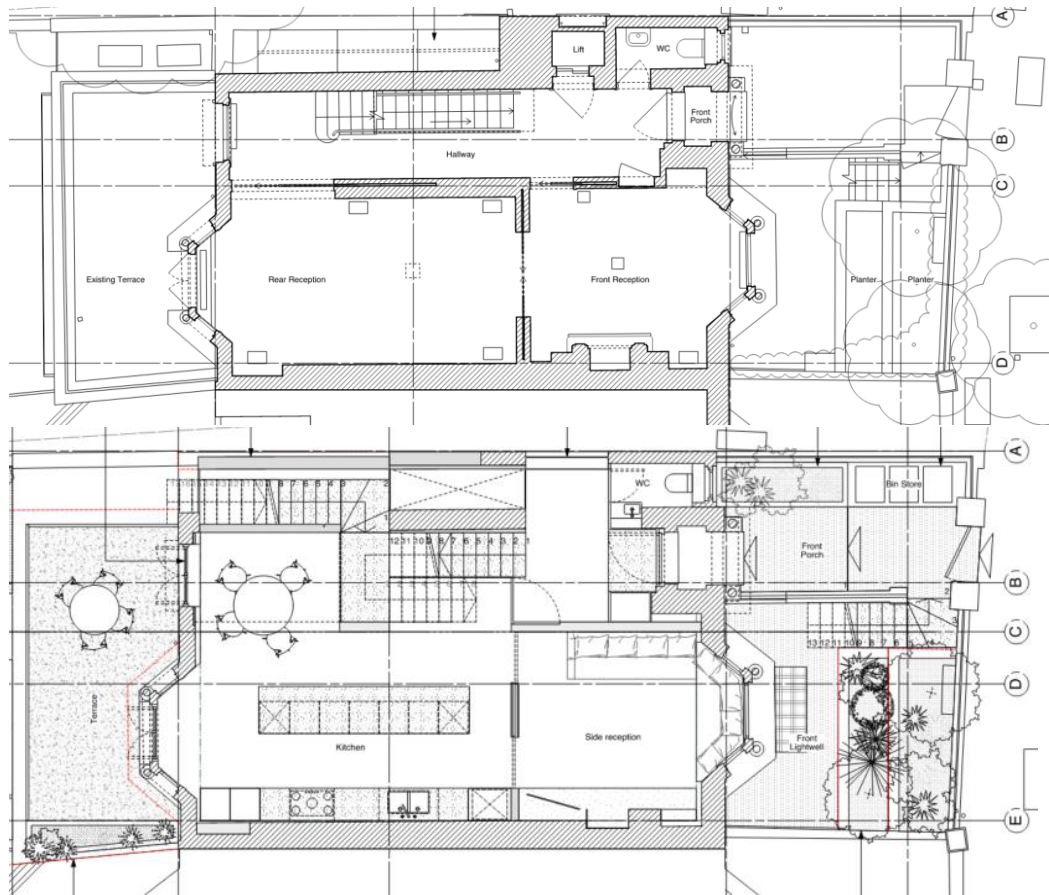
Basement extension, rear extension and garden alterations

- 8.7 It is proposed to extend the existing basement to the front, rear and side, resulting in a basement that pushes up to the edge of the side boundary of the site, and is almost full width at both the rear and front of the site. The existing basement measures approx. 100sqm and is single storey and the proposed basement would measure approx. 137sqm (including the front and rear lightwells) and would also be single storey. Unlike the existing basement, the proposed basement would also have an external manifestation to the front of the site in the form of a front lightwell, as well as to the rear in the form of sliding glass doors that lead out into a sloping rear garden. The existing basement does have an external manifestation to the rear in the form of a lightwell leading up to the terrace at lower ground level, as well as a skylight set within this terrace; however, there is no external manifestation to the front of the property currently.



*Figure 3 – Existing (above) and proposed (below) basement plan*

- 8.8 During the pre-application discussions, concerns were expressed over the excavation of a front lightwell, noting that due to the reasonably sized front garden and position of the property on a corner plot, the front garden is particularly visible, and therefore the manifestation of the basement in this location could be an inappropriate and uncharacteristic addition to the property.
- 8.9 As a result of pre-application discussions, the proposed front lightwell has been scaled back compared to previous design iterations and would present as a small grille in front of the bay window. As seen by officers on site, this area of the front garden is not visible from the street due to the screening from the terraced planter beds (which would be retained) and the existing boundary treatments. As such, a small front lightwell would be an indiscernible addition when viewed from the street and would not result in harm to the character and appearance of the conservation area.
- 8.10 The other alterations to the front garden, including the proposed planting and erection of a bin store are supported, subject to further details which have been secured via conditions. The bin store would be located behind the front and side boundary and would not take up an excessive amount of garden space.



*Figure 4 - existing (above) and proposed (below) upper ground floor, including the changes to the front garden and introduction of the front lightwell.*

- 8.11 To the rear, it is proposed to extend the basement to the side and rear and to excavate the rear garden so that there is level access from the building into the garden. Due to the boundary wall to the rear garden, which is

proposed to be replaced, it is likely that there would be limited visibility of this rear manifestation of the basement from the public realm.



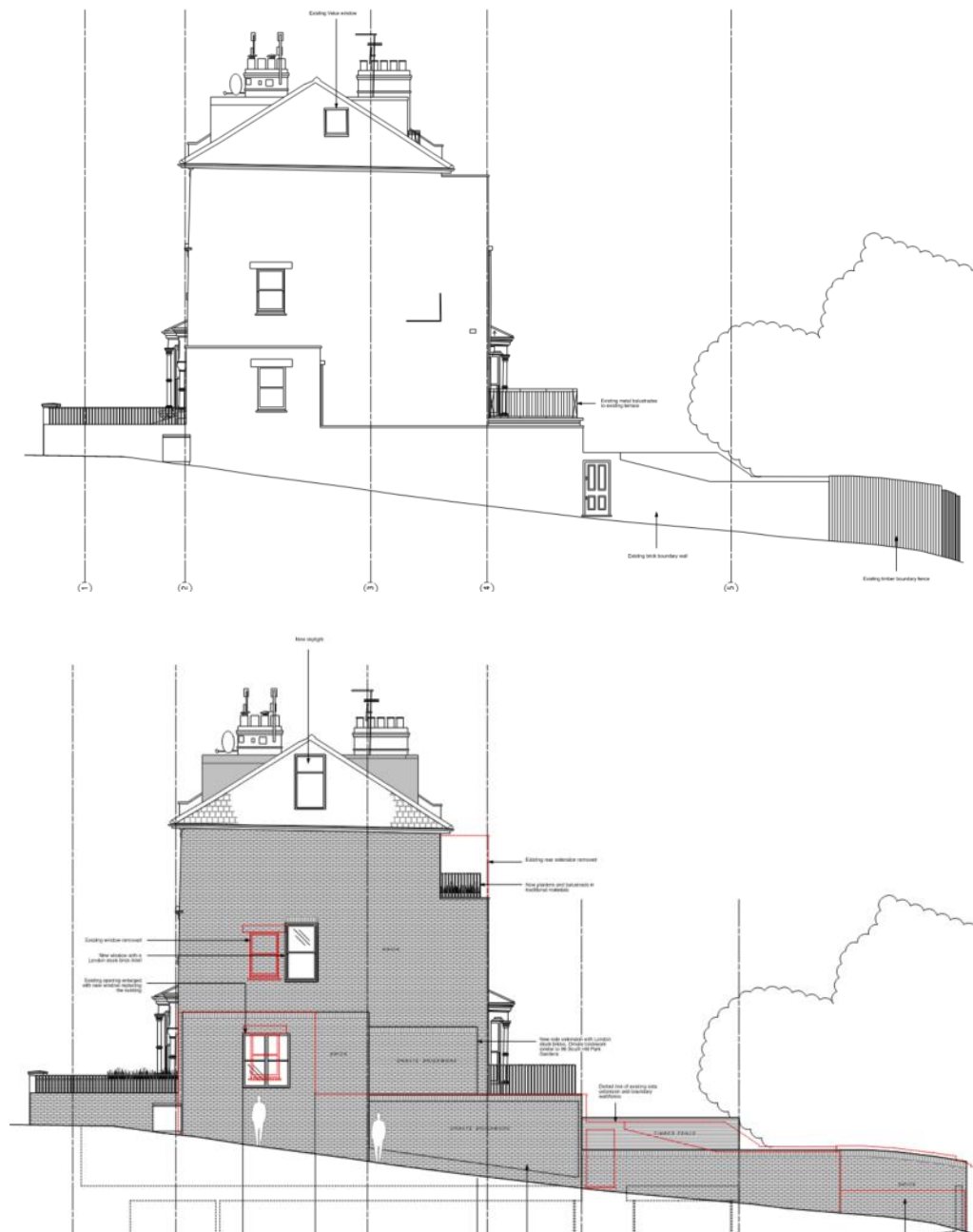
*Figure 5 - existing (left) and proposed (right) rear elevation*

- 8.12 The design of the opening from the basement into the garden would also appear to largely imitate the floor above and is acceptable.
- 8.13 The existing side/rear boundary fence would be replaced with a brick wall to match the existing, and timber fencing above. The height would be slightly increased; however, this would have very limited impact. The existing boundary measures approx. 2.6m high and this would be increased to approx. 2.8m. The materiality would match the existing and is appropriate of the site context.
- 8.14 The proposed rebuilding of the lower ground floor rear extension is also supported in design terms. It would be of similar bulk and scale to the existing extension and would have limited visibility from the public realm. The

proposed materiality would complement the host property and would be finished in brick.

### Side Extension

- 8.15 To the side of the building, it is proposed to slightly extend the existing side extension rearwards by approx. 1.8m and erect a new single storey extension behind at upper ground level. A similar extension at the immediately adjacent neighbouring property on the other side of the passageway has previously been permitted under the same local plan policies, and this proposed extension would be very similar in terms of size and dimensions.



*Figure 6 – existing (above) and proposed (below) side elevation*

- 8.16 The new extension would be constructed using stock brick with a glazed end facing towards the rear of the site to provide direct views from the staircase within the extension through to the Heath. It would measure 3.8m deep and 2.5m high and would sit to the rear to the existing side extension at this level. It would complement the host property and would pair sympathetically with the extension directly opposite the passageway which is supported.
- 8.17 It is also proposed to set back the existing side extension from the main elevation slightly, which would allow the massing of the side extension to have a more subservient relationship with the host building. The new extension would also sit lower and would be set back from the line of the existing extension.

#### Second floor terrace

- 8.18 At second floor level, it is proposed to remove the existing part width rear extension and extend the existing balcony to be full width. New planters would be introduced at either end of the terrace, and two new doors would be inserted to provide access to the terrace. The doors would match the detailing and alignment of the floors below and are acceptable. The removal of the existing rear extension at this level is welcome, as it anomalous along this side of the street and would result in a better relationship with the roof and the eaves.

#### Replacement of windows and alterations to dormers

- 8.19 It is proposed to replace and relocate two windows on the side elevation with new timber sash windows which is supported.
- 8.20 The proposed works also include alterations to the roof, including the rebuilding and recladding of the dormers and the replacement of the side rooflight. The rear dormer would also be enlarged slightly, and the metal balustrade would be retained. There is no objection to the recladding of the dormers or the enlargement of the sash window to the front dormer; these would be appropriate additions with acceptable materials (lead cladding to the cheeks and tops) that would not harm the conservation area. The enlarged rear dormer would match the scale of existing rear dormers to neighbouring houses and would not disrupt any established pattern of development. As such, the rear dormer, along with the enlarged side rooflight, would be acceptable alterations. The side rooflight would not be excessive in size and would not dominate the roofslope.

#### Summary

- 8.21 Overall, the proposal would preserve the character and appearance of the South Hill Park Conservation Area. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

**Nos. 80-90 South Hill Park – No Harm**

- 8.22 These properties consist of a terrace of six houses, built in the mid-1950s. They are Grade II listed, primarily for their design interest in terms of being a bold and rational reinterpretation of terraced townhouses in the early post-war period. The planform is also of note, as are the materials which are exposed and transparent to express and enhance the structural and architectural composition of the houses. The architects themselves are of note, and the terrace is highly regarded and has inspired younger generations of architects.
- 8.23 The application site reads as a pair along with no. 92, which are located directly to the north of 80-90 South Hill Park. The proposed works are generally located to the side and rear elevations, and themselves are considered subordinate and sympathetic to the host building. The excavation of the front lightwell, and the proposed grille to the front, would only have very limited visibility in views from the street. The proposed changes would not interrupt views of the listed building and detract from its setting. As such, the works would preserve the setting of the nearby listed building.
- 8.24 Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest.

**9. BASEMENTS**

- 9.1 Policy A5 of the Local Plan requires proposals that include basement development to demonstrate that it would not cause harm to neighbouring properties, structural conditions, character of the area, architectural character of the building and significance of heritage assets. A Basement Impact Assessment, assessing its impact on drainage, flooding and structural stability is required to be submitted. There are also certain dimensional requirements for basements to ensure their impact is minimised. The CPG Basements provides further guidance on the requirements for basements in terms of design and supporting technical assessment.
- 9.2 Policy BA1 of the Hampstead Neighbourhood Plan states that proposals should be accompanied by Basement Impact Assessments (BIAs), include details of construction methodology, and ensure that assessments of ground movement impact and ground water flooding have considered the cumulative effect. It states that basements will only be supported where there is evidence that damage to neighbouring properties would not exceed Burland Scale 1, and the proposal is accompanied by a detailed landscaping scheme that demonstrates how existing trees on site will be retained and protected during the course of construction and deliver Biodiversity Net Gain in accordance with the requirements of National Policy. A Basement Construction Plan should be submitted when demonstrated as necessary by

the BIA for a basement proposal and should include: a) a construction methodology that considers site-specific conditions, and will pose a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'; b) daily movement and vibration monitoring during excavation should take place (dropping to weekly once structural box is completed).

- 9.3 The proposed development has been assessed against the criteria within Policy A5 in the table below.

| <b>Criteria</b>                                                                                                                                                       | <b>Proposal's compliance</b>            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| The siting, location, scale, and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should: |                                         |
| f. not comprise of more than one storey                                                                                                                               | Complies                                |
| g. not be built under an existing basement                                                                                                                            | Complies                                |
| h. not exceed 50% of each garden within the property                                                                                                                  | Complies                                |
| i. be less than 1.5 times the footprint of the host building in area.                                                                                                 | Complies                                |
| j. extend into the garden no further than 50% of the depth of the host building measured from the principle rear elevation                                            | Does not comply – see assessment below. |
| k. not extend into or underneath the garden further than 50% of the depth of the garden                                                                               | Complies                                |
| l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building                                                       | Complies                                |
| m. avoid the loss of garden space or trees of townscape or amenity value                                                                                              | Complies                                |

*Table 2 - proposed basement and compliance with the criteria of policy A5*

- 9.4 Overall, the proposed basement would comply with the criteria set out within Policy A5 of the Camden Local Plan with the exception of criterion (j). Criterion (j) states that basements cannot extend into the garden further than 50% of the depth of the host building measured from the principal rear elevation. The host building has an approximate depth of 11m (from front to rear principal elevations – marked 2 and 4 on the floor plans). The basement would extend approximately 8.9m from the principal rear elevation, which significantly exceeds the 50% depth. However, it is noted that the existing basement extends approximately 7.9m from the principal rear elevation and thus already exceeds the 50% depth criterion. The increase of the depth of the basement by an additional 1m is not considered to impact structurally on neighbouring properties or on water and drainage. This has been confirmed in the submitted Basement Impact Assessment as discussed below. The basement complies with all the other criteria, and there are also no properties to the rear of the application site that could be impacted from an increase in depth. The basement therefore is in general accordance with the development plan policies.

- 9.5 The siting, location, scale, and design of the basement would have minimal impact on, and be subordinate to, the host building and property.

9.6 In addition, Policy A5 also requires the applicant to demonstrate that proposed basements:

*n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';*

*o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;*

*p. avoid cumulative impacts;*

*n. do not harm the amenity of neighbours;*

*o. provide satisfactory landscaping, including adequate soil depth;*

*p. do not harm the appearance or setting of the property or the established character of the surrounding area;*

*q. protect important archaeological remains; and*

*r. do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

9.7 A Basement Impact Assessment was submitted in support of the proposal, and this has been independently reviewed by the Council's third-party engineers Campbell Reith, who have produced an audit of the BIA. The BIA audit confirmed that the proposed basement would not have any unacceptable impacts on drainage, flooding and structural stability at the application site or to adjoining sites. The audit confirms that the anticipated impacts to the surrounding structures will not exceed Damage Category 1 (Very Slight). The revised BIA and Construction Method Statement include an outline monitoring plan in accordance with Hampstead Neighbourhood Plan requirements. The proposed development will not adversely affect the hydrogeology and hydrology of the local or wider environment.

9.8 A condition would also be attached securing details of the engineer who would oversee the basement works to ensure they are suitably qualified and that they will monitor the works accordingly. A further condition is attached to ensure the BIA and audit from Campbell Reith are complied with during construction.

9.9 Overall, the proposal is in general accordance with policy A5 of the Local Plan and policy BA1 of the Hampstead Neighbourhood Plan.

## **10. IMPACT ON NEIGHBOURING AMENITY**

- 10.1 CLP policies A1 and A4 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impacts from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 10.2 Due to the nature of the proposed works, it is considered that there would not be any significant impacts in terms of privacy or outlook. There are no new windows proposed that would introduce new direct opportunities for overlooking to neighbouring windows or amenity spaces, and the proposed terraces at lower ground and upper ground levels are largely in the same position as the existing terraces and thus do not provide new opportunities for overlooking. The extended terrace at second floor would not introduce any additional views that aren't already available and there wouldn't be new direct views into any neighbouring windows.
- 10.3 The proposed side and rear extensions, by virtue of their scale, location and distance to neighbours, would not result in unacceptable impacts regarding daylight and sunlight at neighbouring properties. The massing, scale and footprint of the lower ground floor rear extension would be much the same as the existing. The side extension faces onto the existing side extension at no 96, which has a blank elevation and thus wouldn't affect any neighbouring windows.

## **11. TRANSPORT**

- 11.1 Policy A1 seeks to manage the impacts of the construction phase of development through the use of Construction Management Plans (CMPs), which are of particular relevance to basement developments. Policy DH4 of the Hampstead Neighbourhood Plan seeks to reduce the impacts of construction on neighbours through the use of CMPs and requiring registration with the Considerate Constructors Scheme where the construction period will exceed 3 months.
- 11.2 A Construction Management Plan (CMP) and associated Implementation Support Contribution of £5,000 and Impact Bond of £8,000 would be secured via a section 106 legal agreement. This would help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policies A1 and T4 of the Camden Local Plan and policies BA2 and DH4 of the Hampstead Neighbourhood Plan. It is noted that the CMP would be registered with the Considerate Constructors Scheme.

11.3 Given the proximity of the basement extension to the public highway (footway) it is necessary to secure an Approval in Principle assessment of the impact of the excavation and construction works on the structural stability of the public highway, at a cost of £1,153. This would also be secured via section 106 legal agreement.

11.4 No additional car parking is proposed as part of the scheme.

## **12. SUSTAINABILITY AND FLOODING**

12.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.

12.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

12.3 The application site is located on a previously flooded street, which experienced flood events in both 2002 and 2021. Given the proposals involve the extension to the existing basement, drainage and flood risk mitigation measures are required to reduce the risk of flooding within the basement, and to ensure that further excavation doesn't increase flood risk in the area. Although it is unlikely, given the relatively minor increase in the size of the basement that there would be a significant increase in flood risk, some measures are nonetheless proposed. The proposed flood mitigation measures include pumping the basement drainage, a raised basement entrance (including a raised threshold and drainage channels), with natural fall away to minimise the chances of surface water egress and internal egress from the basement to the upper floors. Drainage measures will include rainwater butts, a soakaway and a sump pump. These measures have been reviewed by the Council's Flood Risk Officer who deem them to be acceptable for a scheme of this nature. In addition, the proposal does not involve habitable rooms at basement levels such as bedrooms, which could be a risk if a flooding event occurred overnight.

12.4 The previously proposed air conditioning has now been removed from the scheme, and no active cooling is therefore proposed.

12.5 The scheme would deliver landscaping to the front and rear gardens and lightwells, and new planters to the terraces. These soft measures would also help with drainage and reduce water runoff, thereby reducing any increased flood risk.

### **13. TREES, GREENING, AND BIODIVERSITY**

#### ***Impact on trees, greening and biodiversity***

- 13.1 Local Plan policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. It resists the removal of trees and vegetation of significant value and expects developments to incorporate additional trees and vegetation. Policy NE1 of the Hampstead Neighbourhood Plan supports development that provides a minimum of 10% Biodiversity Net Gain, and schemes should include a) increasing canopy cover and volume as part of any landscaping scheme; b) increasing biomass through the planting of hedges and shrubs and necromass through establishing wood piles and other dead plant life; c) living green roofs and walls; d) using restrained lighting in low blue content white or yellow light to minimise impact on humans and wildlife and to reduce light pollution; e) the protection or enhancement of the status or population of priority habitats, species, and wildlife movement; f) increasing the area of permeable surfaces, particularly those that include biodiversity-enhancing features, and reducing the area of impermeable surfaces, including artificial grass. Policy NE2 identifies biodiversity corridors within the plan area, which includes number 5 (Heath Edge Gardens, Parliament Hill and South Hill Park). Development proposals should include measures to protect and assist in the restoration of biodiversity corridors. Trees should only be removed if there is strong justification. Policy NE4 states that development proposals should demonstrate how trees retained on site will be protected, and any trees removed to facilitate development will be replaced by trees of a size appropriate where the site allows.
- 13.2 The proposal seeks to fell three Category U trees at the front of the site, and three Category C trees and one Category B/C tree at the rear of the site to facilitate the development, therefore no trees of significance are proposed for removal and the Category U trees are dying. All other trees on site would be retained, and tree protection measures have been provided. Category U are trees that are unsuitable retention, or less than 10 years left to live, and are normally recommended for removal. Category C trees are low quality and can be removed to allow for new planting. B/C is an intermediate category, but their retention should not constrain the site. The policy seeks to retain trees of significant value, and therefore it is difficult to protect these trees under the policy.
- 13.3 The Council's Tree Officers have reviewed the submitted Arboricultural Impact Assessment (AIA) and note that the loss of the trees in this instance is acceptable, and had the applicant applied to remove them separately as a standalone application, the Council would likely have accepted their removal. Condition 8 requires details of the hard and soft landscaping, including details of replacement trees. Additionally, the proposed tree protection

measures were deemed acceptable, and a condition has also been imposed to require full compliance with the tree protection measures and methods set out within the AIA during construction activities.

- 13.4 In addition, planters would be provided on the second-floor terrace and the lower and upper ground floor terraces. The relevelled rear garden would also feature extensive planting, and planting would be introduced to the rear lightwell. This will help to promote biodiversity and help with drainage across the site. Although policy NE1 of the Neighbourhood Plan supports development that provides a minimum 10% BNG, this is not applicable as the development is exempt from BNG as discussed below.
- 13.5 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***

- 13.6 As well as the requirements of the development plan, there are statutory requirements for 10% Biodiversity Net Gain (BNG).
- 13.7 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.
- 13.8 This gain can be achieved through onsite biodiversity gains, registered offsite biodiversity gains (for example, on other land or developments owned by the applicant), or by purchasing statutory biodiversity credits.
- 13.9 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.

## **14. CONCLUSION**

- 14.1 Overall, the proposed works are considered to be sympathetic and in keeping with the character and appearance of host building and surrounding conservation area. The side extension and alterations to the rear extension would be subordinate to the host building and appropriate materials would be used. The front lightwell would have minimal visibility in views from the public realm. The alterations to the existing dormers, terraces and windows would be generally in keeping with the appearance of the existing house.

- 14.2 The submitted Basement Impact Assessment, independently reviewed by the Council's third-party engineers, Campbell Reith, demonstrate that the proposal would result in negligible structural and hydrological impacts despite the increase in the depth of the basement compared to the existing. The addition is relatively minor in nature and would not result in significant amenity harm.
- 14.3 The proposal would not result in adverse amenity impacts to neighbouring occupiers.
- 14.4 Transport impacts from the construction and basement works would be mitigated through a CMP and Approval in Principle, secured via section 106 legal agreement.
- 14.5 Although trees would be removed, no trees of significant amenity or ecological value would be removed and retained trees would be sufficiently protected during construction. Comprehensive landscaping across the site would help promote biodiversity.
- 14.6 Having regard to the statutory duties to preserve heritage assets and their settings, and in accordance with the National Planning Policy Framework, the London Plan (2021), the Camden Local Plan (2017), the Hampstead Neighbourhood Plan, and relevant Camden Planning Guidance, the proposal is considered to comply with the development plan.

## **15. RECOMMENDATION**

- 15.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:
- Construction management plan (CMP)
  - CMP implementation support contribution of £5,000
  - CMP Impact Bond of £8,000
  - Approval in Principle contribution of £1,153

## **16. LEGAL COMMENTS**

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

## **17. CONDITIONS**

### **1 Time limit**

The development hereby permitted must be begun not later than 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:

Plans: Site location plan; SU-001 PL3; SU-002 PL3; SU-003 PL3; SU-004 PL3; SU-005 PL3; SU-006 PL3; SU-007 PL3; SU-008 PL3; SU-009 PL3; SU-010 PL3; SU-011 PL3; SU-020 PL3; 01-001 PL3; 01-002 PL3; 01-003 PL3; 01-004 PL3; 01-005 PL3; 01-006 PL3; 01-007 PL3; 01-008 PL3; 01-009 PL3; 01-010 PL3; 01-011 PL3; 02-001 PL1; 02-002 PL1; 02-003 PL1; 02-004 PL1; 02-005 PL1.

Documents: Arboricultural Impact Assessment (SJ Stephens Associates, 03 March 2025); Basement Impact Assessment Rev 4 (GEA, 16 April 2026); Basement Impact Assessment Audit (Campbell Reith, May 2026); Energy Assessment (Eight Versa, 06 August 2025); Flood Risk Assessment and Drainage Strategy P03 (Price and Myers, October 2025); Planning, Heritage, Design and Access Statement (Town Planning Bureau, 20 November 2025); Sustainability Statement (Eight Versa, 29 May 2025).

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

### **3 Details to match**

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.

### **4 Bin store details**

Before the relevant part of the work is begun, detailed drawings of the proposed bin store, and details of all facing materials, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

## **5 Details of basement engineer**

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policies BA1 and BA2 of the Hampstead Neighbourhood Plan 2025.

## **6 Compliance with basement impact assessment**

The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (prepared by GEA, dated 16 April 2026, Rev 4) and Basement Impact Assessment Audit (prepared by Campbell Reith and dated May 2026) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policies BA1 and BA2 of the Hampstead Neighbourhood Plan 2025.

## **7 Compliance with tree protection measures**

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Arboricultural Impact Assessment dated 03 March 2025 by SJ Stephens Associates. 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. The development shall be monitored by the project arboriculturalist 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 Camden Local Plan 2017 and policy NE4 of the Hampstead Neighbourhood Plan 2025.

## **8 Landscaping details**

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, as well as details of replacement tree planting. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE1, NE2 and NE4 of the Hampstead Neighbourhood Plan 2025.

## **18. 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 (but not limited to) fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Building.Control@camden.gov.uk (tel: 020-7974 4444).                                                                                                                                                                                                                                                                                               |
| 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 <a href="http://www.camden.gov.uk">www.camden.gov.uk</a> ) 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):</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> <ul style="list-style-type: none"> <li>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</li> <li>(b) the planning authority has approved the plan.</li> </ul> <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 a Householder Application.</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"> <li>1. The planning application was made before 12 February 2024.</li> <li>2. The planning permission is retrospective.</li> <li>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.</li> <li>4. The permission is exempt because of one or more of the reasons below:</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                 |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|   | <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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).</li> <li>- The application is a Householder Application.</li> <li>- It is for development of a "Biodiversity Gain Site".</li> <li>- 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).</li> <li>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6 | <p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:<br/>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> <p>+ The effect of section 73(2D) of the Town &amp; Country Planning Act 1990<br/>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<br/>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</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|   | <p>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>You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <a href="https://beta.camden.gov.uk/web/guest/construction-management-plans">https://beta.camden.gov.uk/web/guest/construction-management-plans</a> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.</p> |
| 8 | <p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |





⊖ Listed Building

I

II

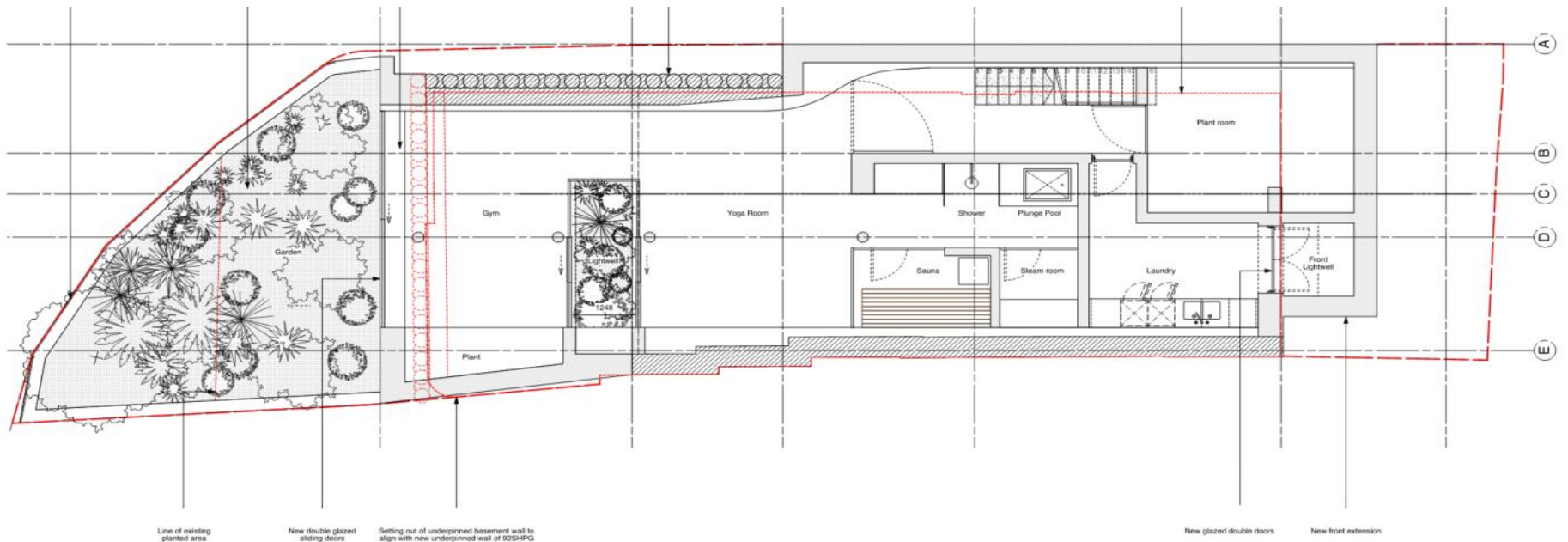
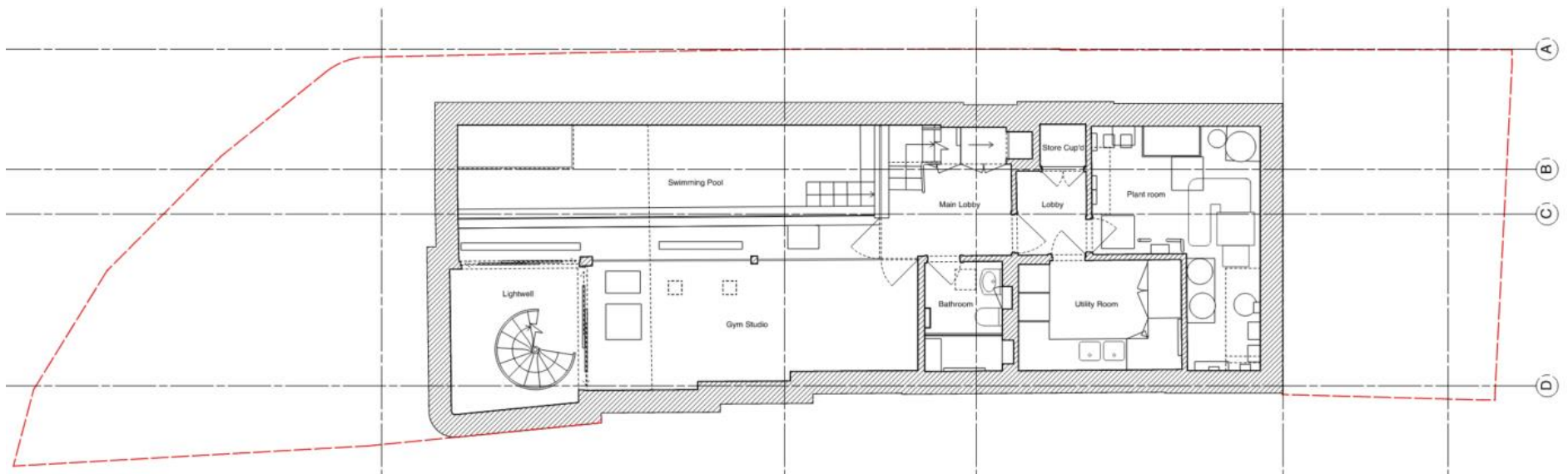
II\*

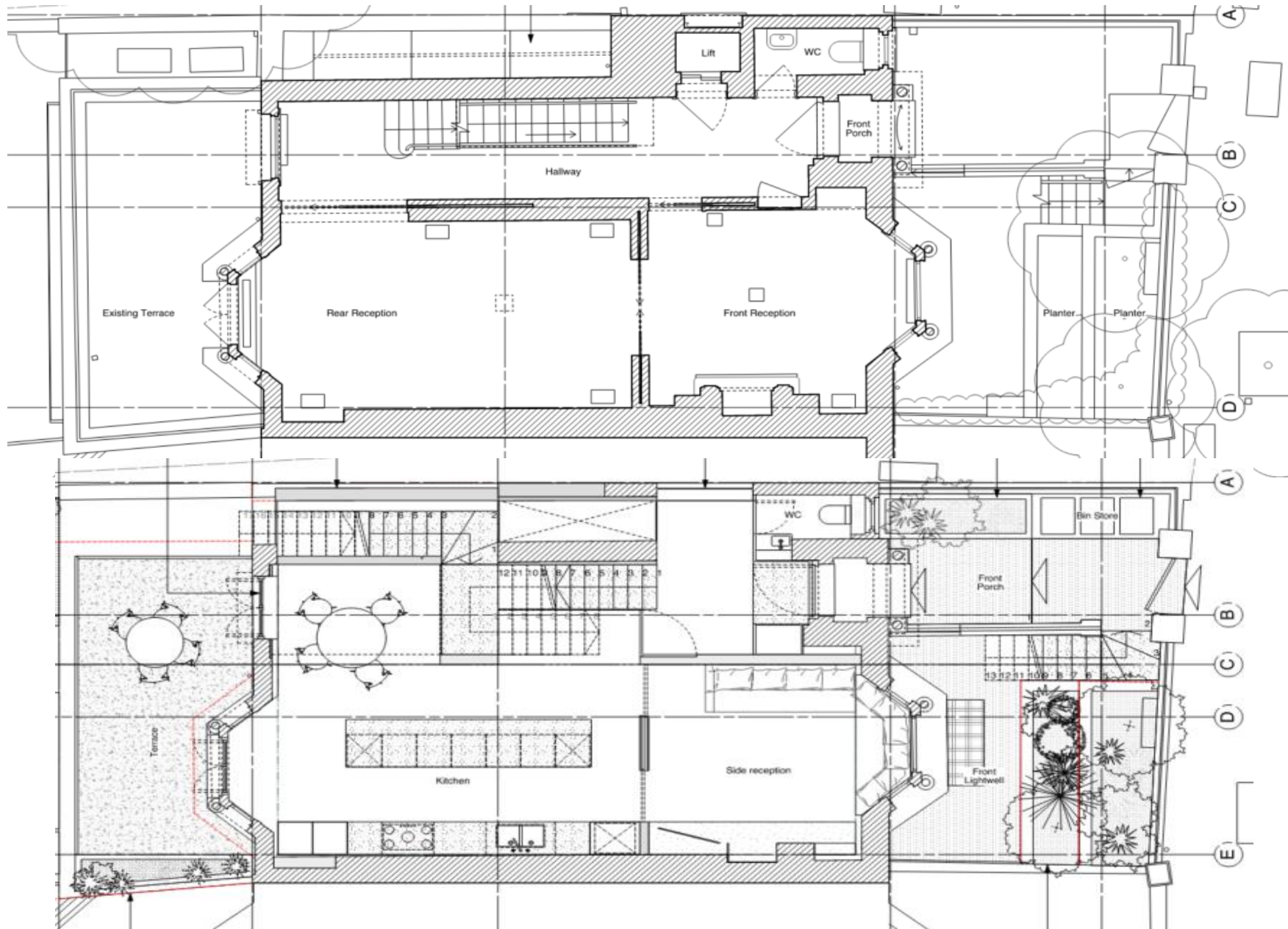
Conservation Area

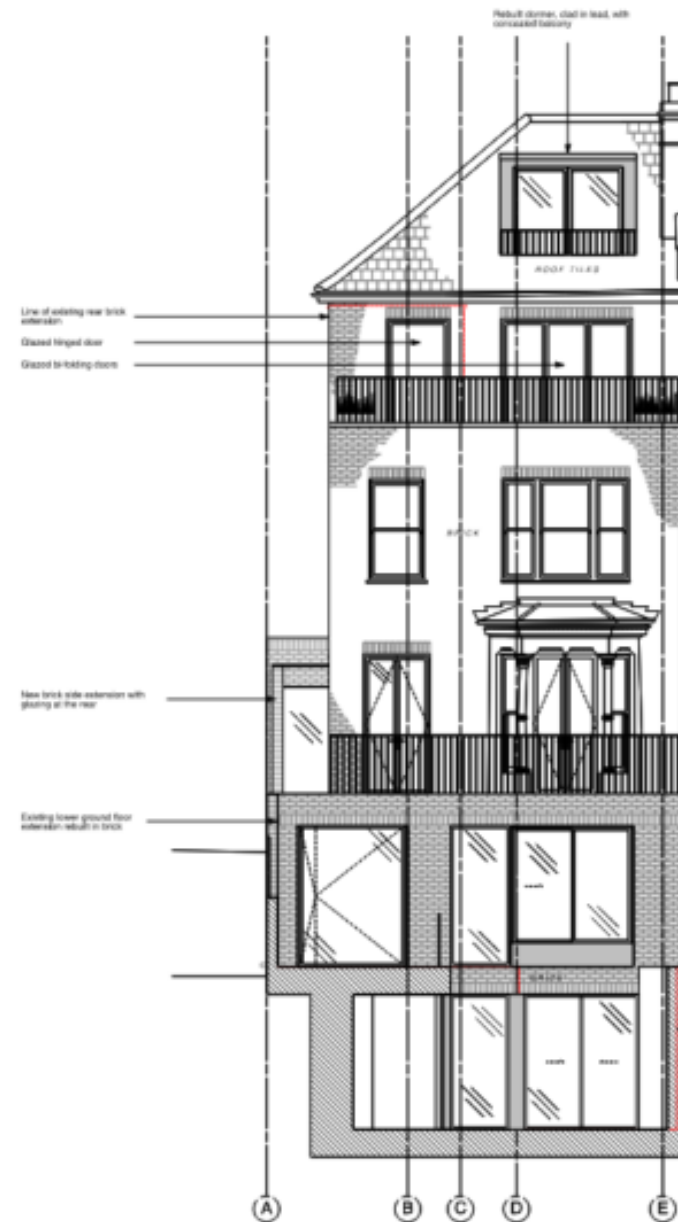
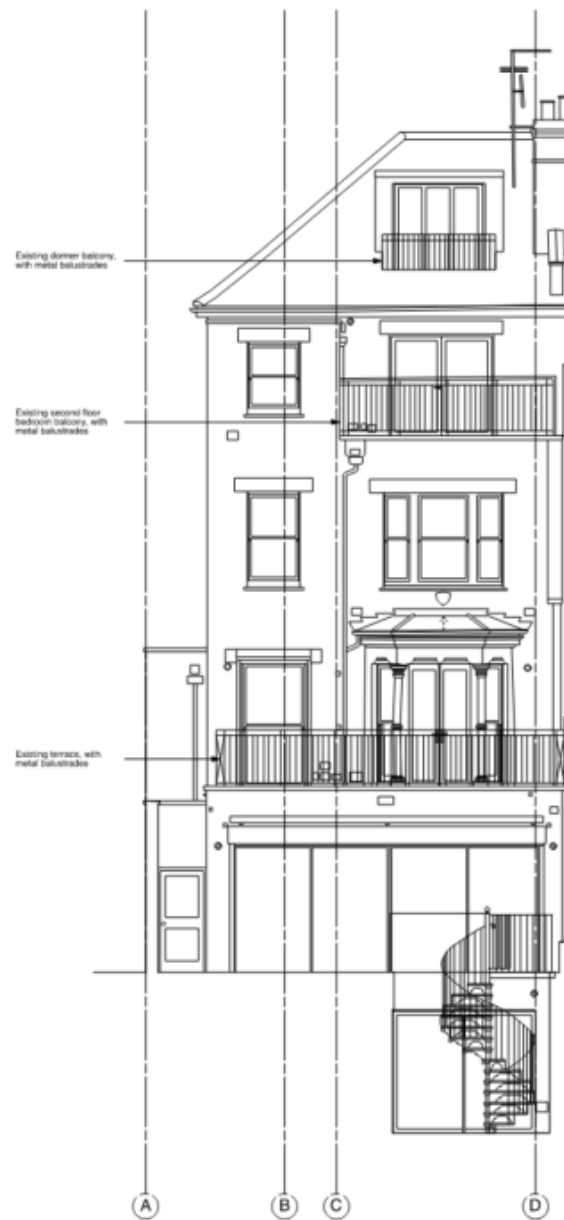


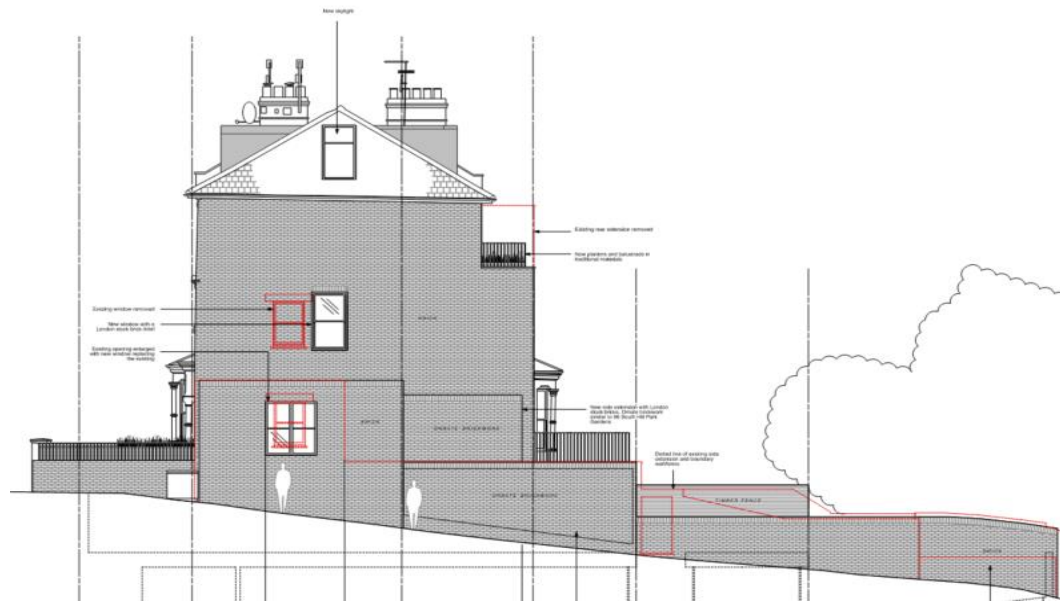
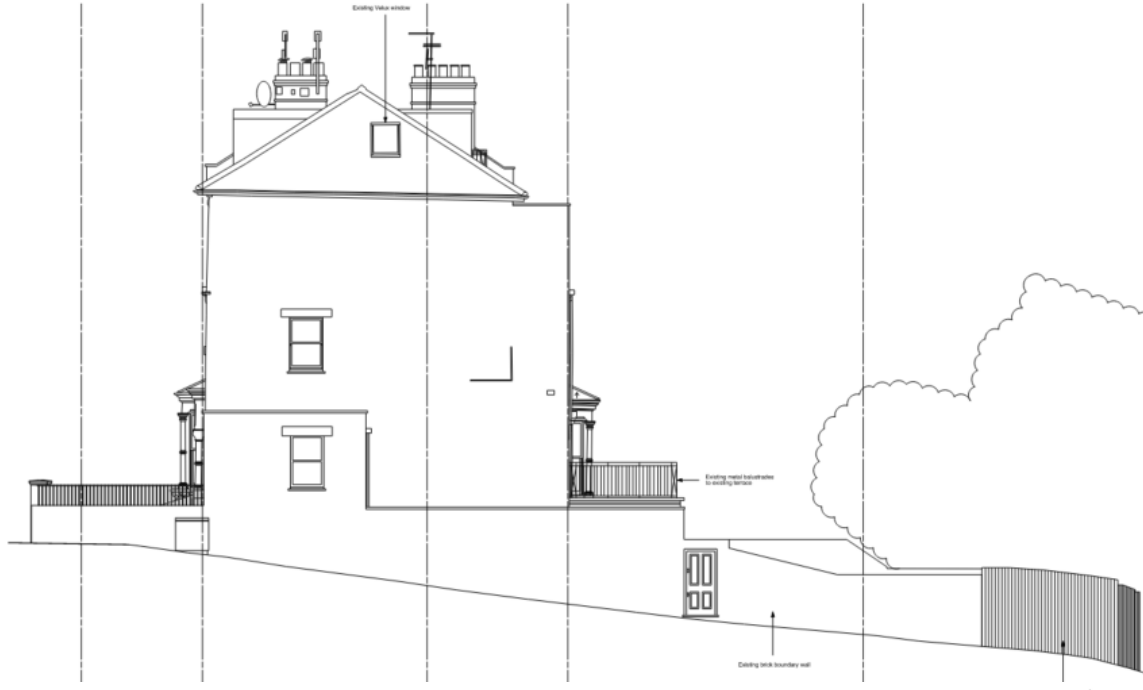




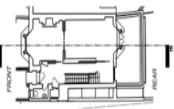




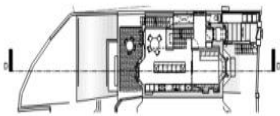
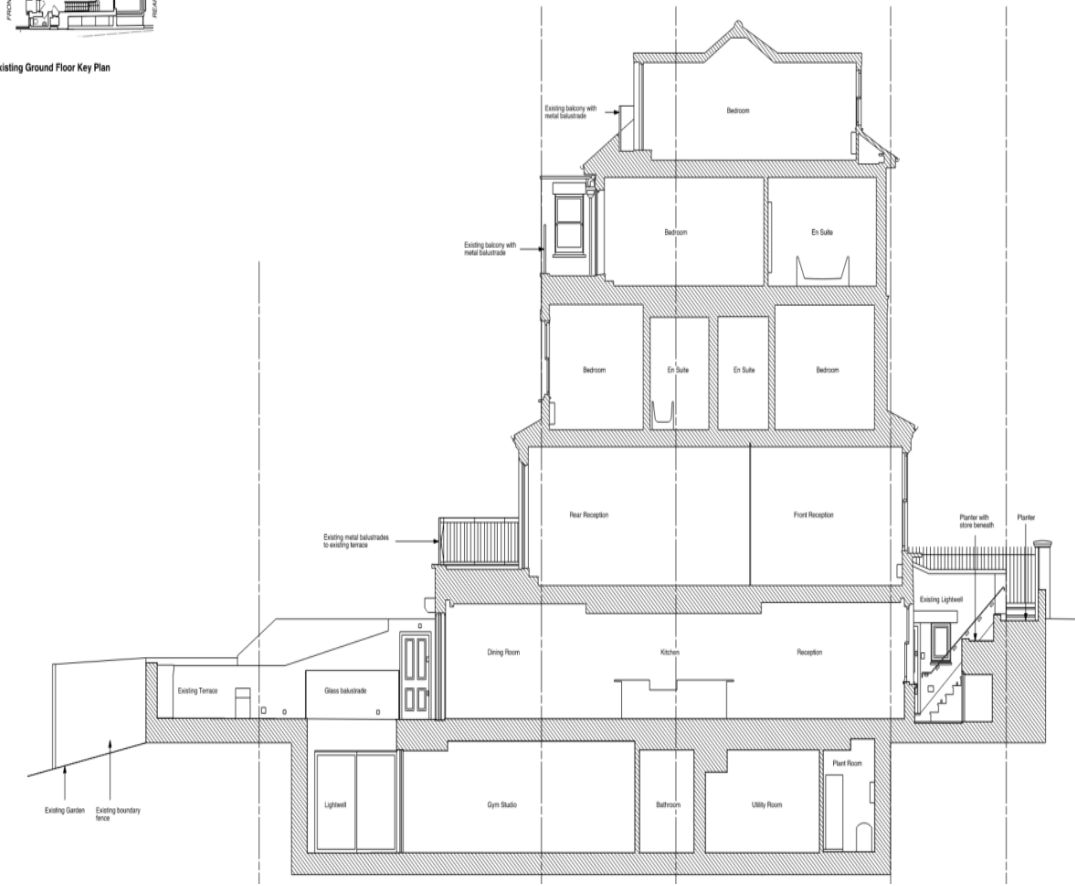








Existing Ground Floor Key Plan



Proposed Ground Floor Key Plan

