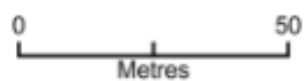
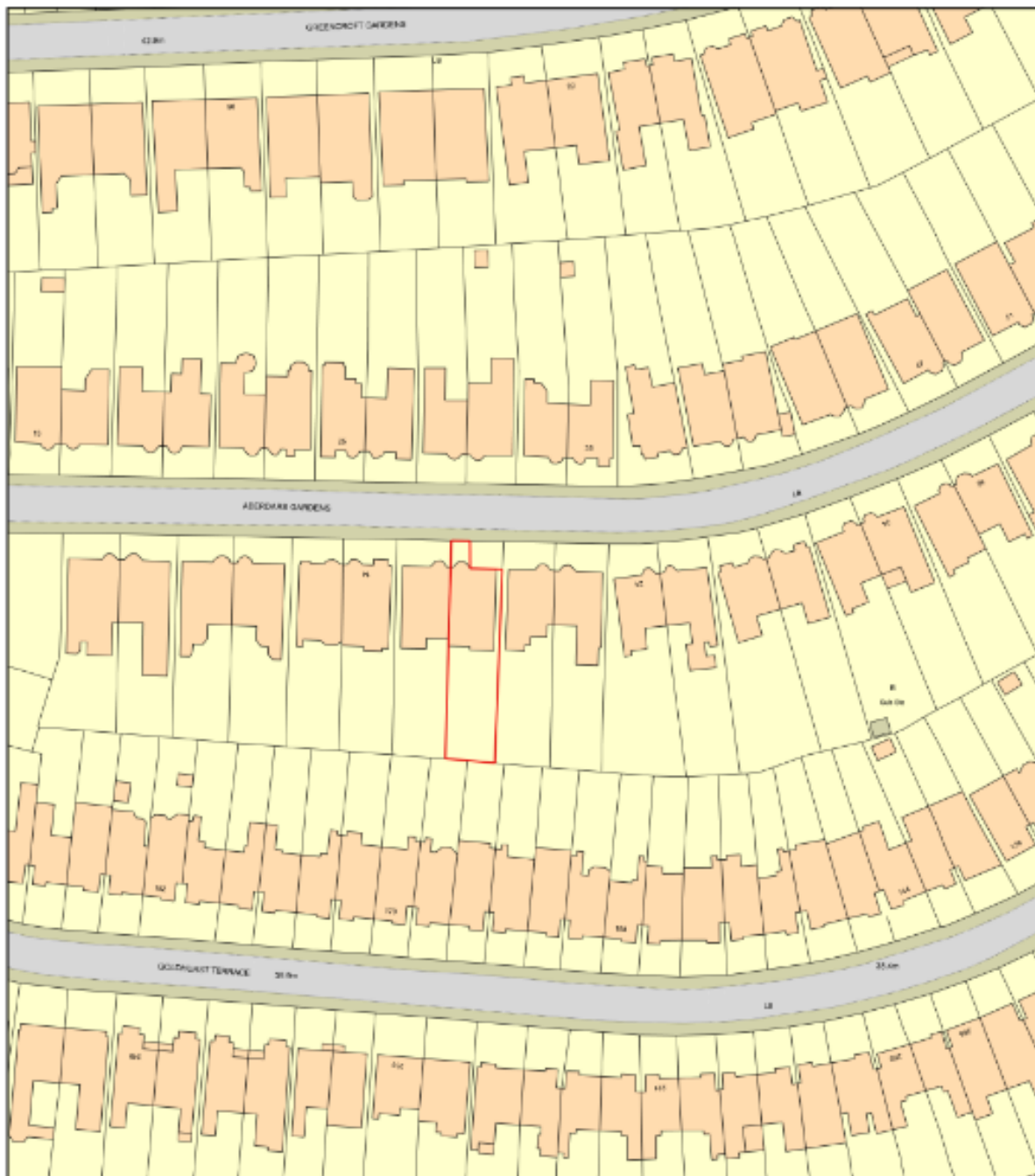


## Site Location Plan – Ground Floor Flat, 18 Aberdare Gardens, NW6 3PY



## Plans and photos – Ground Floor Flat, 18 Aberdare Gardens, NW6 3PY

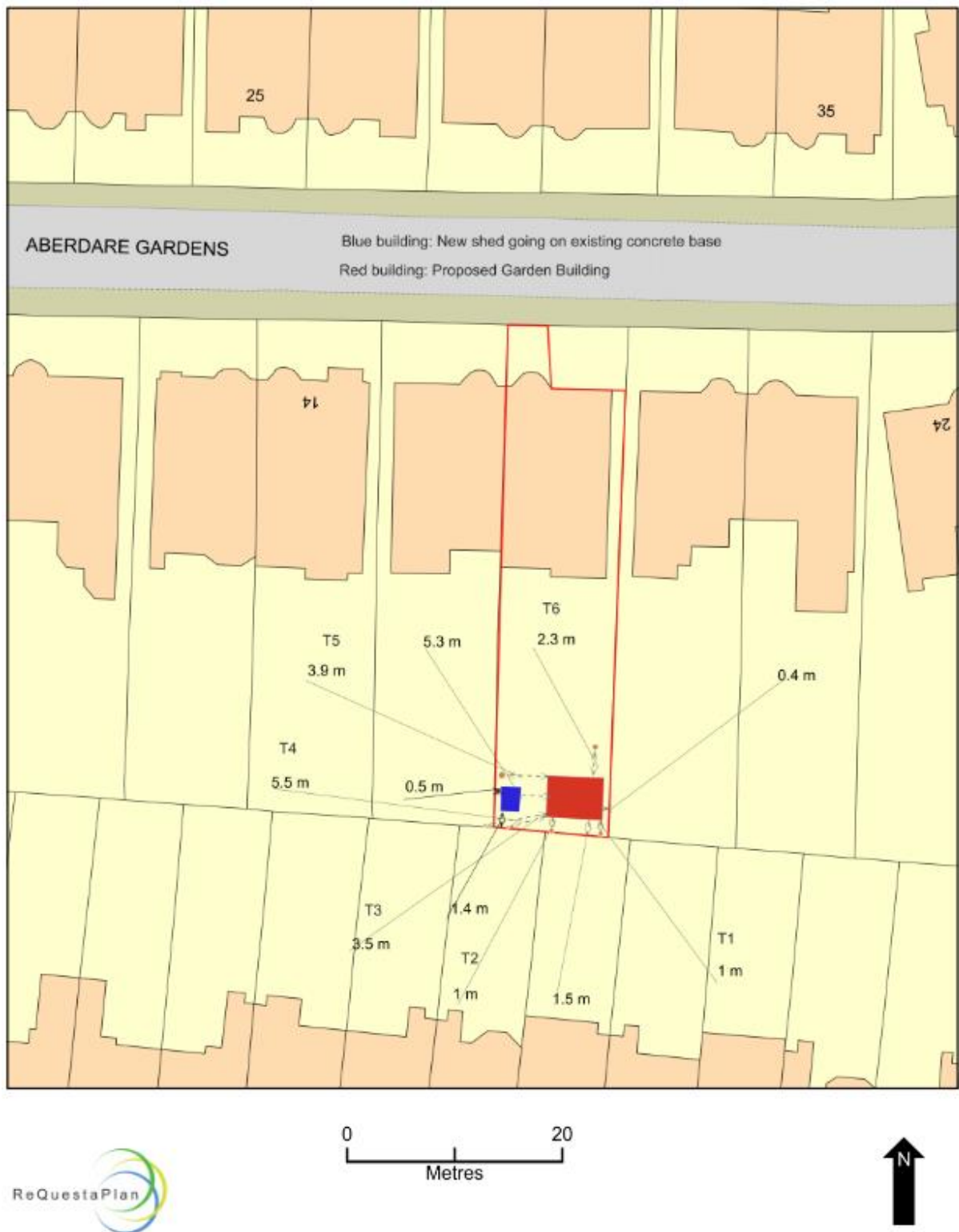


Figure 1. Block plan showing location of proposed outbuilding (red) and shed (blue)



*Figure 2. Existing back garden*

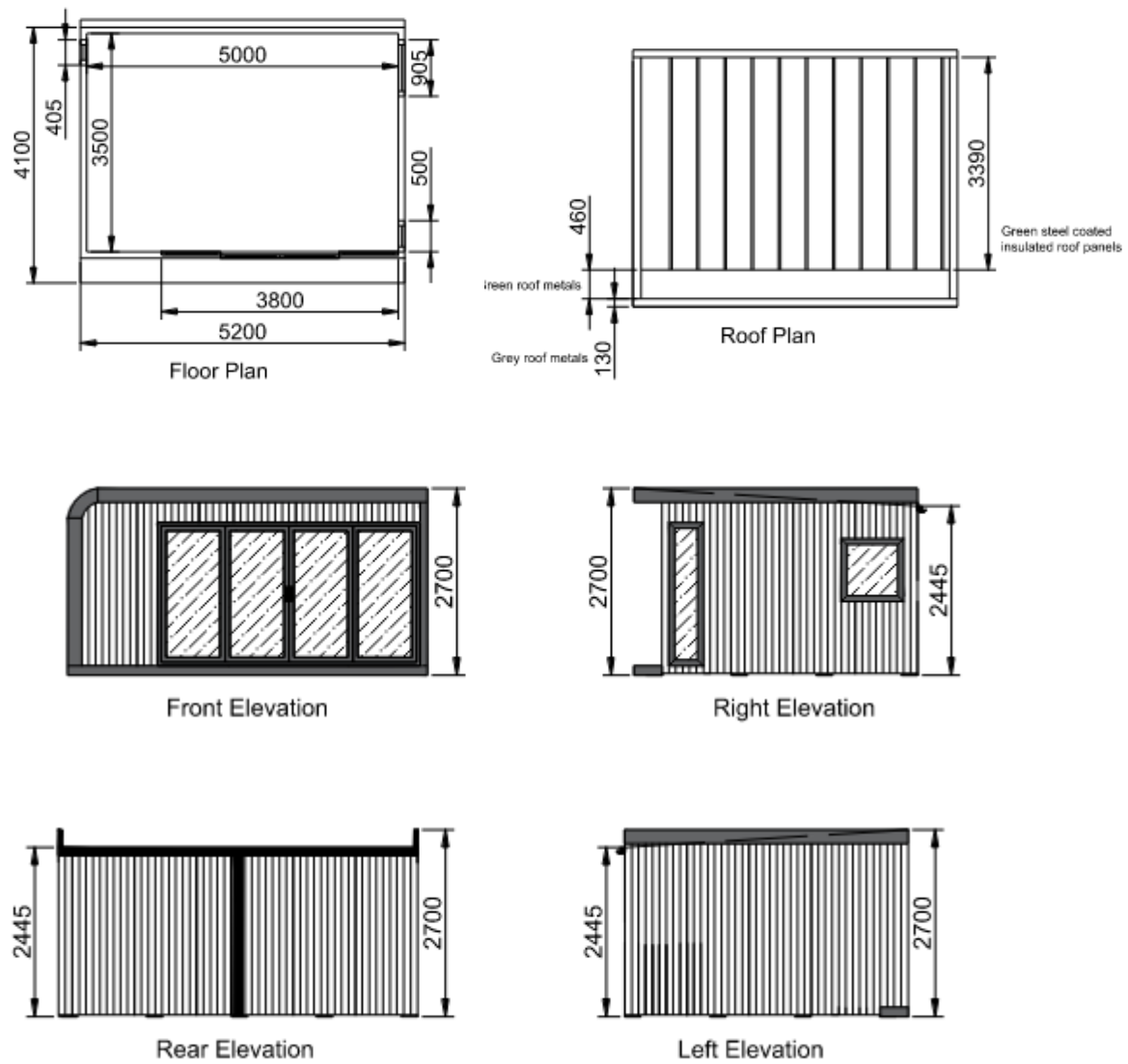


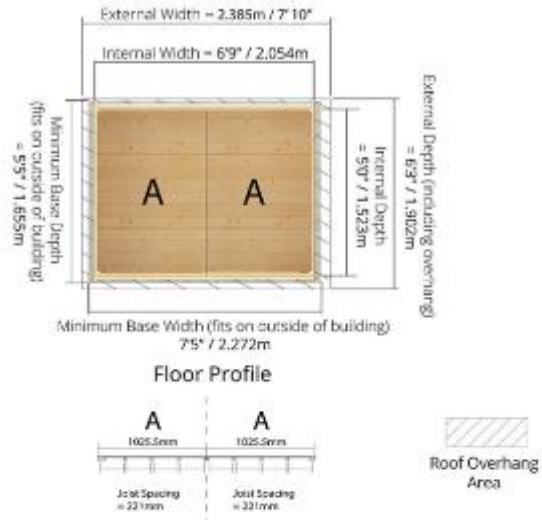
Figure 3. Proposed outbuilding plans and elevations



# D1.90m x W2.38m / D6'3" x W7'10" Interlocking Windowless Shed: Front elevation



## Floor Plan



# Pent Heavy Duty Shed Double Door Range Side elevation: depth 1.90m / 6'3"



Figure 4. Proposed timber shed

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/07/2025</b>			
		N/A		<b>Consultation Expiry Date:</b>		<b>15/06/2025</b>			
<b>Officer</b>					<b>Application Number</b>				
Sarah White					2025/1305/P				
<b>Application Address</b>					<b>Drawing Numbers</b>				
Ground Floor Flat 18 Aberdare Gardens London NW6 3PY					See draft decision notice				
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>									
Erection of two outbuildings in the rear garden.									
<b>Recommendation:</b>		Grant conditional planning permission							
<b>Application Type:</b>		Full Planning Permission							
<b>Conditions</b>		Refer to Draft Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Summary of consultation:</b>		<p>A site notice was displayed near to the site on 14/05/2025 (consultation end date 07/06/2025).</p> <p>A press notice was advertised in the local paper on 22/05/2025 (consultation end date 15/06/2025).</p>							
<b>Adjoining Occupiers:</b>		No. of responses		03		No. of objections		01	
<b>Summary of consultation responses:</b>		<p>One objection was received from a neighbouring occupier raising the following concerns:</p> <ol style="list-style-type: none"> <li>1. The proposal would result in harm to the existing trees on site.</li> <li>2. Insufficient information has been provided regarding the proposed decking.</li> <li>3. The roof should be a green roof.</li> </ol> <p><u>Officers' response:</u></p>							

	<p>1. See <i>Trees and Landscaping</i> section below.</p> <p>Two comments were received from neighbouring occupiers raising the following points:</p> <ol style="list-style-type: none"> <li>1. Agree with the concerns expressed by CRASH and other neighbours about the impacts on trees.</li> <li>2. The tree assessments provided are insufficient</li> <li>3. The trees provide screening to neighbouring properties and should not be pruned further.</li> </ol> <p><u>Officers' response:</u></p> <p>1. See <i>Trees and Landscaping</i> section below.</p>
Combined Residents Associated of South Hampstead (CRASH)	<p>CRASH objected to the proposal as follows:</p> <ol style="list-style-type: none"> <li>1. The juxtaposition of a modern outbuilding with an old-fashioned garden shed is incongruous and jarring.</li> <li>2. Consideration should be given to construction of a single building to be used for both and office/gym and garden storage</li> <li>3. Green roofs should be added, particularly to the larger outbuilding.</li> <li>4. The development would result in the loss of or damage to trees</li> </ol> <p><u>Officers' response:</u></p> <ol style="list-style-type: none"> <li>1. See <i>Design and Heritage</i> section below.</li> <li>2. See <i>Trees and Landscaping</i> section below.</li> </ol>
Hampstead Conservation Area Advisory Committee (CAAC)	No response received.

## Site Description

The application site is located on the southern side of Aberdare Gardens and comprises a three-storey, semi-detached property which has been divided into flats. The site is located within the South Hampstead Conservation Area and makes a positive contribution to the character and appearance of the conservation area. The site is located on a historically flood street.

## Relevant History

### Application site

**2021/2842/P** – Single storey extension and alterations to existing rear extension, including replacement roof with rooflights; new ground floor side window; replacement of all windows. **Granted** 11/11/2021.

**2003/2227/P** – The replacement of an existing conservatory with a larger conservatory at the rear and the widening of an existing window on the side passage of the ground floor flat. **Granted** 05/11/2003.

### Surrounding sites

58 Aberdare Gardens

**2022/3540/P** – Erection of single-storey rear outbuilding with pitched green roof. **Granted** at Members

Briefing 16/02/2023.

*Ground Floor Flat, 63 Aberdare Gardens*

**2021/3026/P** – Erection of rear single storey outbuilding. **Granted** at Members Briefing 20/102/2021.

*33 Aberdare Gardens*

**2020/1110/P** – Erection of single storey rear extension (following removal of existing); erection of outbuilding within rear garden; installation of replacement windows, new bin store and cycle storage to front. **Granted** at Members Briefing 01/09/2020.

*Flat Ground Floor, 13 Aberdare Gardens*

**2019/6394/P** – Extension to existing rear garden outbuilding. **Granted** at Members Briefing on 02/08/2021.

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage
- CC2 Adapting to climate change
- CC3 Water and flooding

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Water and Flooding (2019)

### South Hampstead Conservation Area Appraisal and Management Strategy (2011)

### Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a Submission Draft Camden Local Plan (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation. The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closed on Friday 27 June 2025. The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. The Proposal

1.1. The application seeks permission for the erection of two outbuildings within the rear garden. The outbuildings would be located at the bottom of the garden and would comprise of an office and gym in the larger building and a smaller garden shed. The outbuildings would be setback a minimum of 0.4m from all boundaries.

1.2. The office/gym outbuilding would be 5m wide and 3.7m deep with a maximum height of 2.7m



and an eaves height of 2.45m. It would be clad in redwood timber, with a single pitch roof, and windows and doors on the northern and western elevations.

- 1.3. The garden shed would be 2.3m wide and 1.6m deep, with a sloping roof with a maximum height of 2.1m. The shed would be clad in timber and would have solid timber doors on the front elevation.

## **2. Assessment**

- 2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Neighbouring Amenity
- Trees and Landscaping
- Flooding and Drainage
- Biodiversity Net Gain (BNG)

## **3. Design and Heritage**

- 3.1. Policy D1 states that Council will seek to secure high quality design in development. The Council will require that development respects local context and character and comprises details and materials that are of high quality and complement the local character.
- 3.2. Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area, and preserves trees and garden spaces which contribute to the character and appearance of a conservation area.
- 3.3. The Home Improvements CPG Home Improvements states the siting, location, scale, and design of an outbuilding should have a minimal visual impact on and be visually subordinate within the host garden. Outbuildings should preserve or enhance the character of conservation areas and should not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area. Space suitable for soft landscaping and an acceptable amount of garden space should be retained.
- 3.4. The outbuildings would be located in the rear portion of the rear garden, near to the boundary wall with the neighbouring properties at 166 and 168 Goldhurst Terrace. It is noted many neighbouring properties have constructed similar outbuildings in rear gardens such as nos. 33, 37, 58 & 63 (please refer to planning history section). The proposed outbuildings would therefore not be out of keeping with the character of rear gardens along this terrace.
- 3.5. The rear garden space is measured at approximately 255sqm, and the proposed outbuildings would cover approximately 23.8sqm in total, as such approximately 93% of garden space would be undeveloped, which is considered sufficient to maintain a good level of outdoor amenity for the application property.
- 3.6. The main outbuilding would be clad in redwood timber and the smaller shed would be clad in natural timber. The materials and finishes are considered acceptable in a garden context and would be sympathetic to the character and appearance of the conservation area. The outbuildings would read as subordinate to the host property and an acceptable amount of garden space would remain.
- 3.7. One objector raised concern about the relationship between a 'modern outbuilding' and a more 'traditional' shed design, noting that these would appear incongruous and jarring. As noted above, both outbuildings would be timber clad, maintaining a consistent materiality between the two buildings. The outbuildings would only be visible from private views and read in a context of other outbuildings. As such, the proposal would preserve the character and appearance of the

conservation area.

- 3.8. Overall, the proposal would preserve the character and appearance of the conservation area. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

#### **4. Neighbouring Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. The outbuildings would be located at the end of the garden, a significant distance from any adjoining dwellings. The larger building would have a maximum height on the boundary of 2.7m, whilst the shed would be of 2.1m in height. Owing to their small scale, modest height on the boundary and setback from neighbouring dwellings, the proposed outbuildings would not appear overbearing or result in a loss of outlook or light to adjoining occupiers, nor would they result in a loss of privacy. Overall, the proposal would not result in unacceptable harm to neighbouring amenity.
- 4.3. The outbuildings would not give rise to noise impacts, due to the separation distances from adjoining dwellings and the fact their use would be ancillary to the use of the main building, which has been secured via condition.

#### **5. Trees and Landscaping**

- 5.1. Policies A3 and D1 advises that the Council seek to protect gardens and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value.
- 5.2. An Arboricultural Method Statement (Arbtech, 18 August 2025) (AMS) was submitted in support of the application. This statement outlines that whilst no trees are proposed for removal, the proposal would encroach on the Root Protection Areas (RPA) of a number of trees on both the application site and adjoining sites.
- 5.3. The AMS, along with the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan have been reviewed by Council's Tree Officer who advised that the impact of the scheme on both on- and off-site trees would be of an acceptable level, subject to additional details that could be secured via conditions.
- 5.4. Specifically, there are some contradictions within the AMS which need to be addressed. The AMS refers to the use of small pile foundations which is supported; however, it also makes reference to the pouring of concrete foundations following excavation which is not supported. The Applicant was given the opportunity to amend these details as part of the live application process; however, it was ultimately agreed to secure these details via condition. Therefore, a condition has been included to require the submission of a revised AMS which should be updated to remove all references to pouring concrete, with only small diameter screw piling to be used within RPAs. This must be submitted to and approved by the Council prior to any works commencing on site.
- 5.5. Additionally, details of a rainwater return system should be provided to ensure the rain shadow created by the structure and decked area is minimised by redirecting rainwater back to the RPAs below. This would not only help with the health of the trees but also assist in managing surface water flooding at the site. A condition has been imposed to require the submission and approval of these further details.
- 5.6. A condition has also been included to require the submission and approval of details of building

foundations, service trenches and any other excavations to ensure that any impacts on trees are adequately managed.

- 5.7. In addition to the works within the RPA's, five trees would require pruning to raise the crowns for increased ground clearance to accommodate the outbuildings. The Tree Officer considers that proposed pruning works to be acceptable.
- 5.8. In summary, with the inclusion of appropriate conditions, any impacts of the proposed development on existing trees would be adequately mitigated.

## **6. Flooding and Drainage**

- 6.1. Policy CC2 outlines that all development should adopt appropriate climate change adaptation measures including not increasing, and wherever possible reducing, surface water run-off through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS). Policy CC3 states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible and will require development to consider the impact of development in areas at risk of flooding (including drainage); incorporate flood resilient measures in areas prone to flooding; and utilise SuDS in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible.
- 6.2. The site is located on a historically flood street and within an area at high risk of surface water flooding.
- 6.3. The proposed larger outbuilding would be used as a home office and gym, and the smaller outbuilding would be used as a garden shed as such neither building would contain habitable spaces.
- 6.4. The shed would be built on top of an existing concrete pad and thus would not impact on drainage conditions at the site.
- 6.5. The larger outbuilding would cover an area of approximately 18.5sqm. As previously outlined, the proposal does not incorporate a green roof, as a rainwater return system is preferable to maintain the health of surrounding trees. A condition has been included to require further details of this rainwater return system to be submitted and approved.
- 6.6. The scale of the proposed buildings is minimal compared to the amount of soft landscaping that would be retained. As such, it is considered that the proposal would not result in unacceptable impacts on flood risk at the site or surrounding area, subject to conditions.

## **7. Biodiversity Net Gain (BNG)**

- 7.1. It is important to note that this development is not subject to Biodiversity Net Gain (BNG) requirements as it is below the de minimis threshold. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the Applicant's obligations.

## **8. Recommendation**

- 8.1. Grant Conditional Planning Permission subject to conditions.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> September 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Application ref: 2025/1305/P  
Contact: Sarah White  
Tel: 020 7974 5213  
Email: [sarah.white@camden.gov.uk](mailto:sarah.white@camden.gov.uk)  
Date: 1 September 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Green Retreats Ltd  
Hangar 4  
Westcott Venture Park  
Aylesbury  
HP18 0XB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Ground Floor Flat**  
**18 Aberdare Gardens**  
**London**  
**NW6 3PY**

# DECISION

Proposal: Erection of two outbuildings in the rear garden.

Drawing Nos: Site Location Plan; Proposed Block Plan; 250200335TGOSA; 781/02; Arboricultural Survey (Arbtech, 07 April 2025); Arboricultural Method Statement (Arbtech 18 August 2025); Arbtech TPP 01; Arbtech AIA 01 Rev A; Design and Access Statement; Fire Statement; Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Site Location Plan; Proposed Block Plan; 250200335TGOSA; 781/02.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction", and the arboricultural method statement shall provide details of piling and remove all reference to the pouring of concrete within root protection areas. Also included shall be details of a rainwater return system. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (Ground Floor Flat, 18 Abdare Gardens) and shall not be used for any other purposes whatsoever, including separate residential accommodation, or as business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):  
+ Summary of transitional arrangements and exemptions for biodiversity gain condition



The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

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

+ Irreplaceable habitat:

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

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

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

+ Phased development

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**