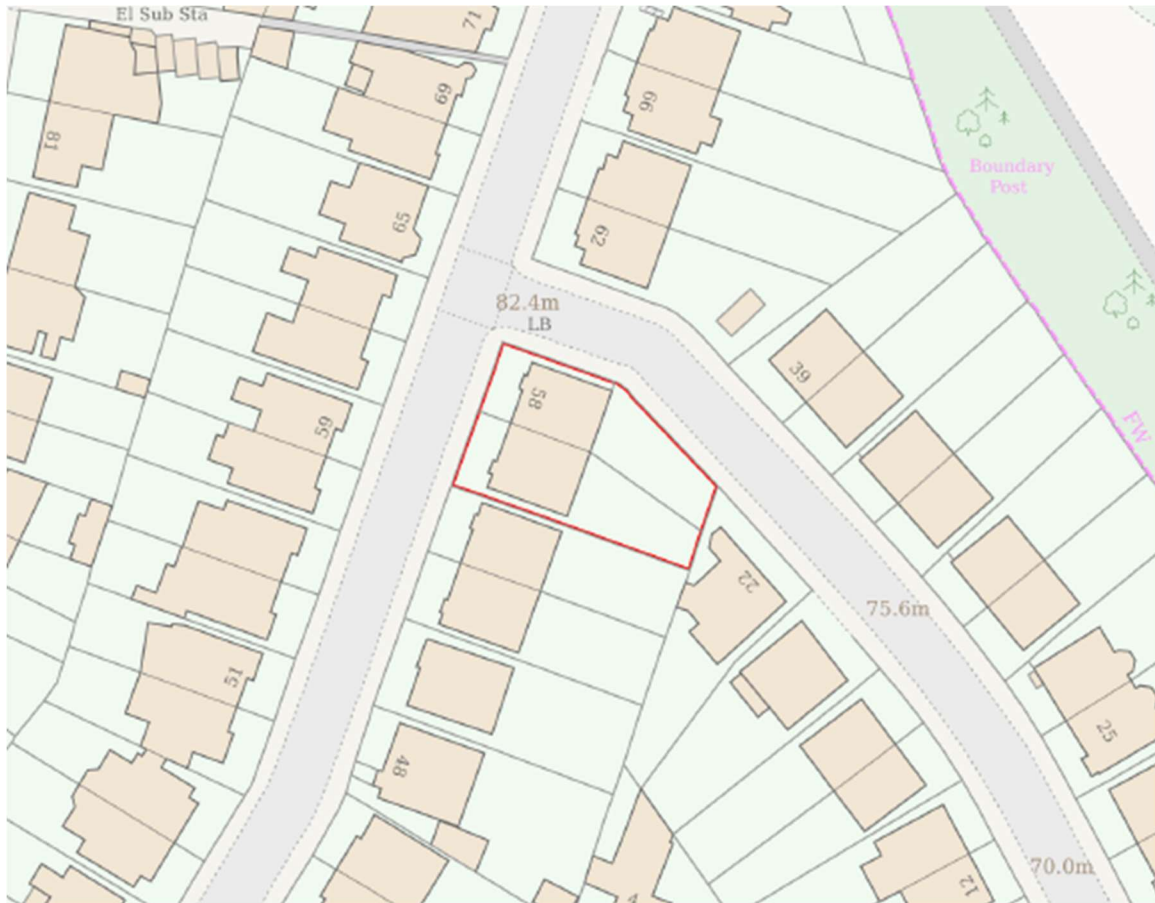
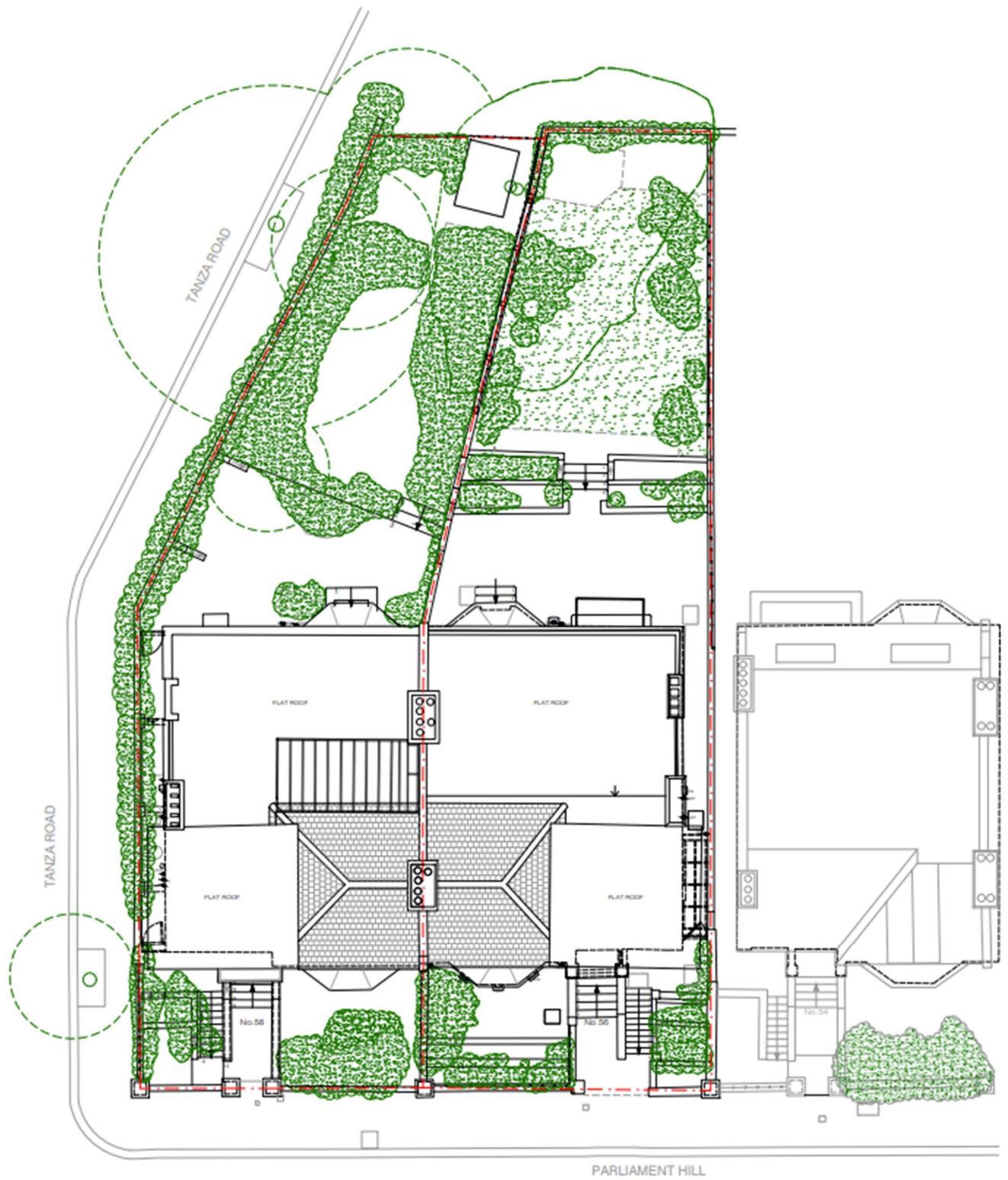


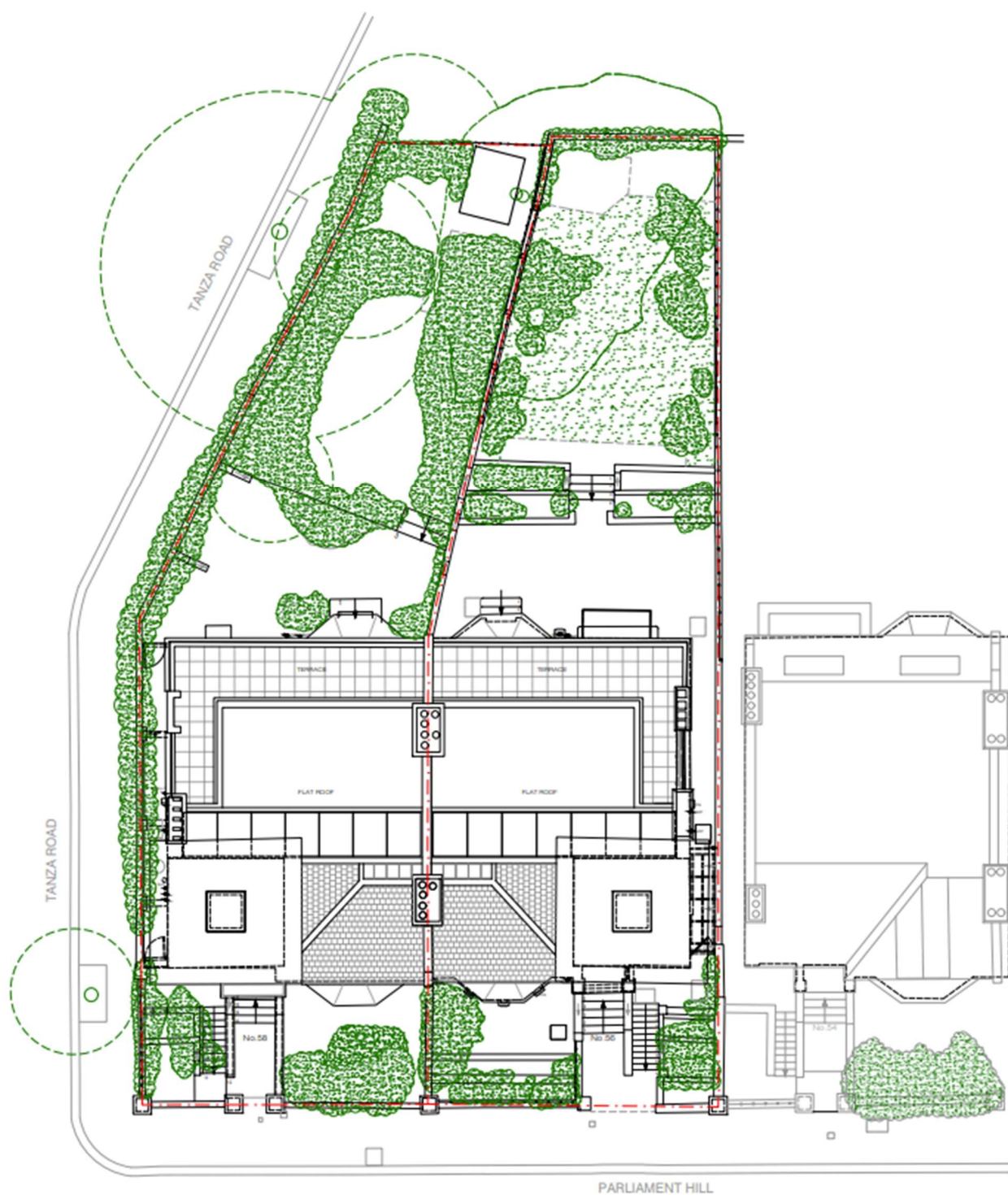
2025/3056/P- Site Location Plan



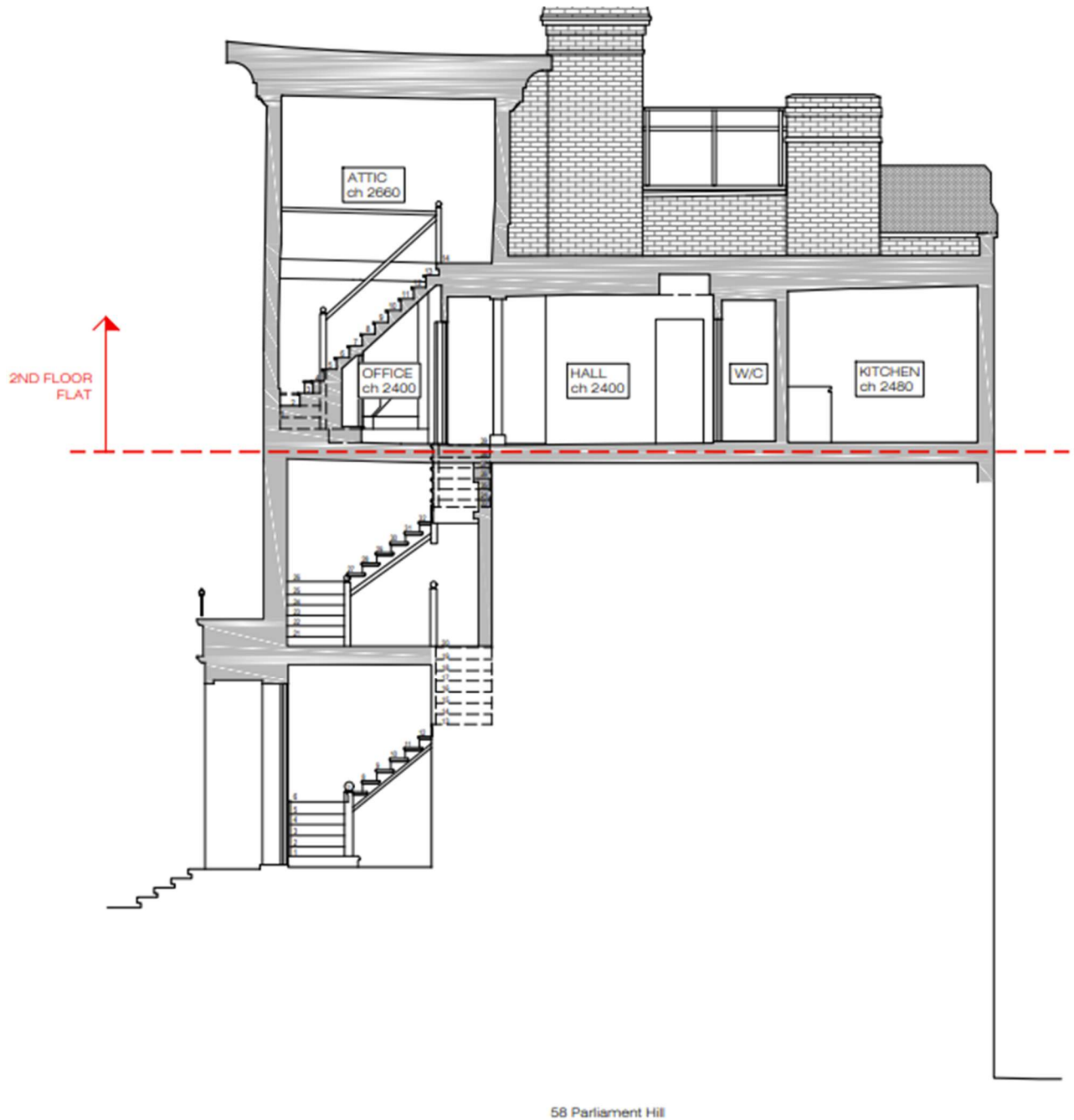
Existing Site Plan

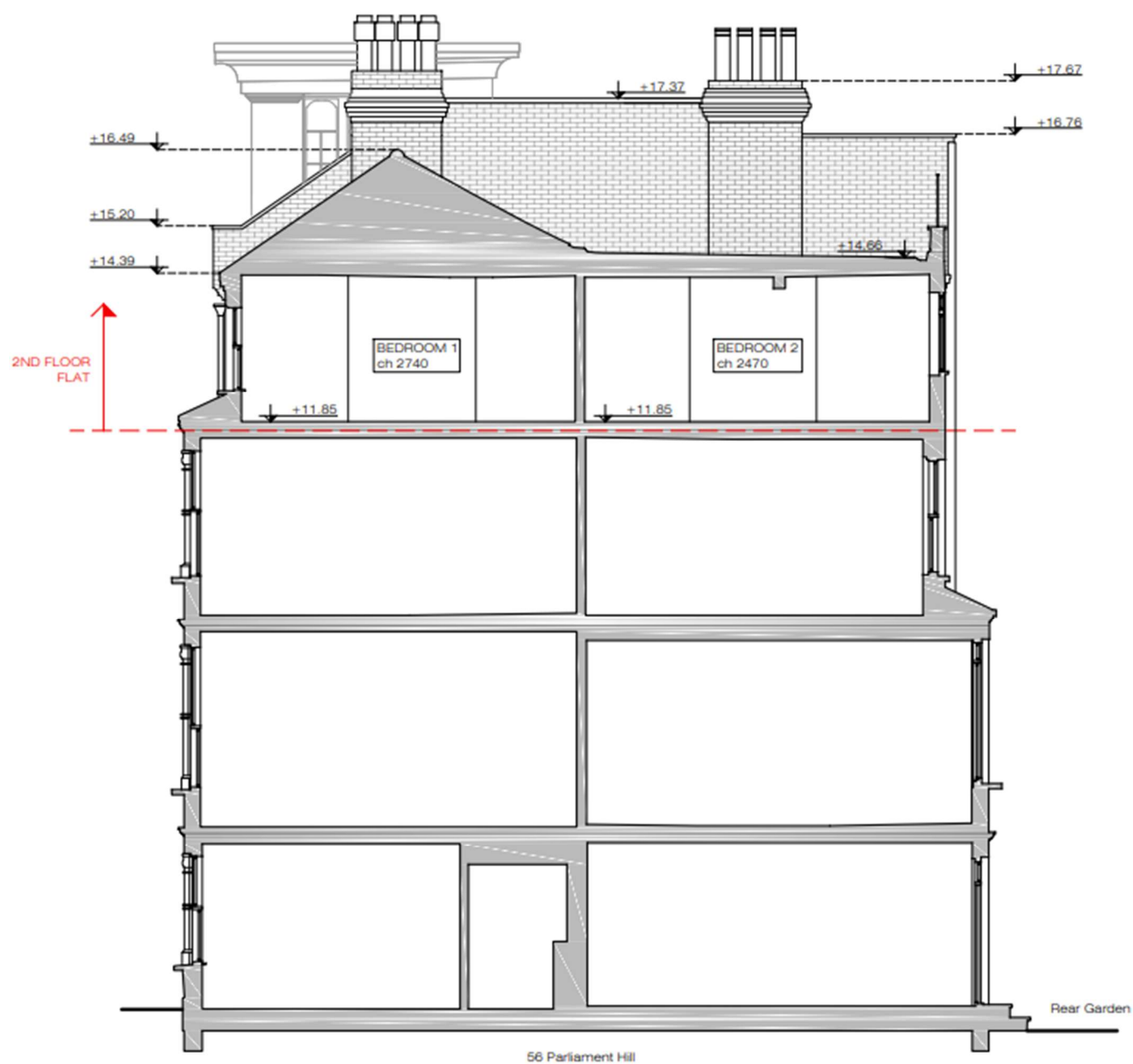


Proposed Site Plan

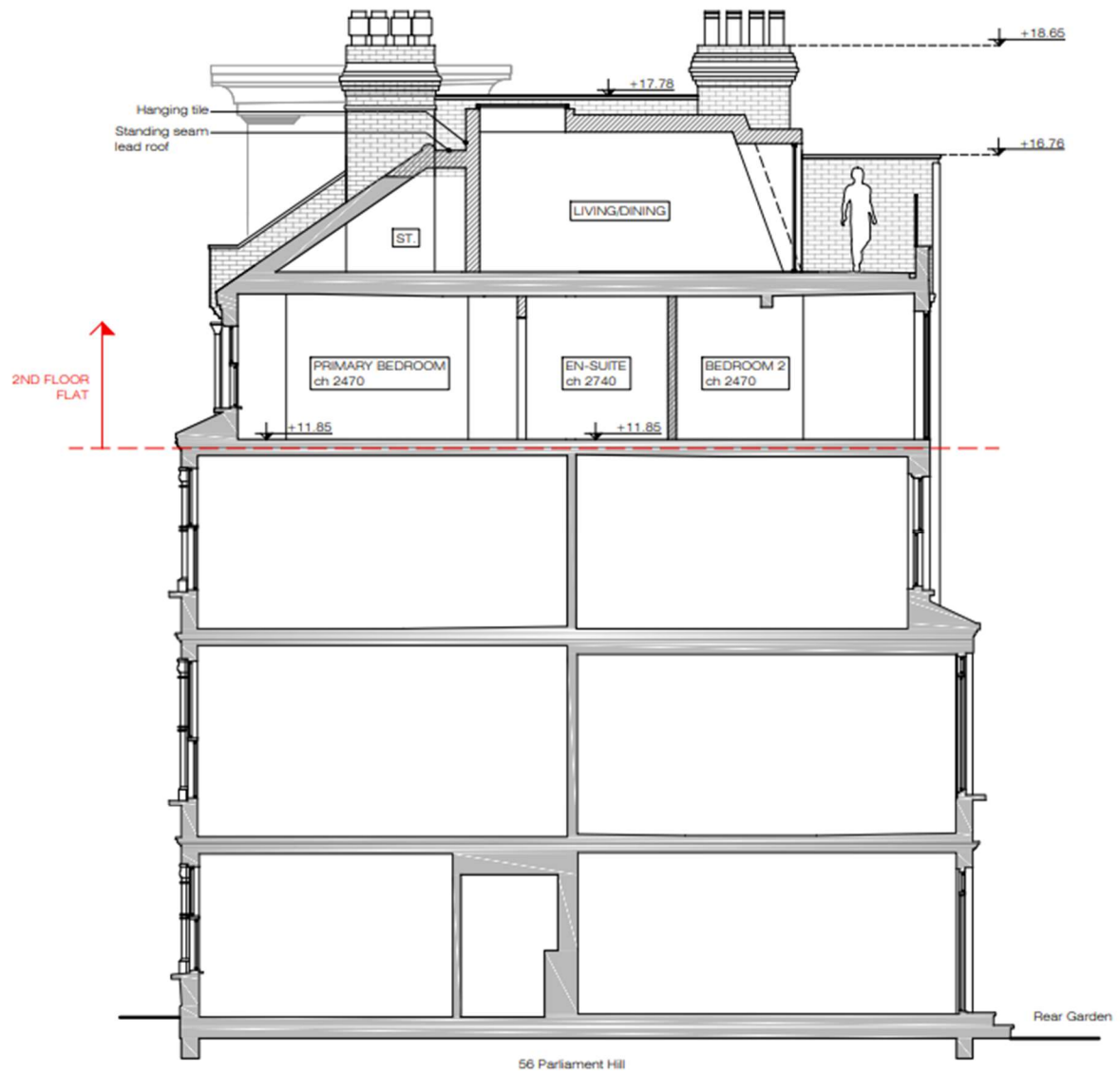


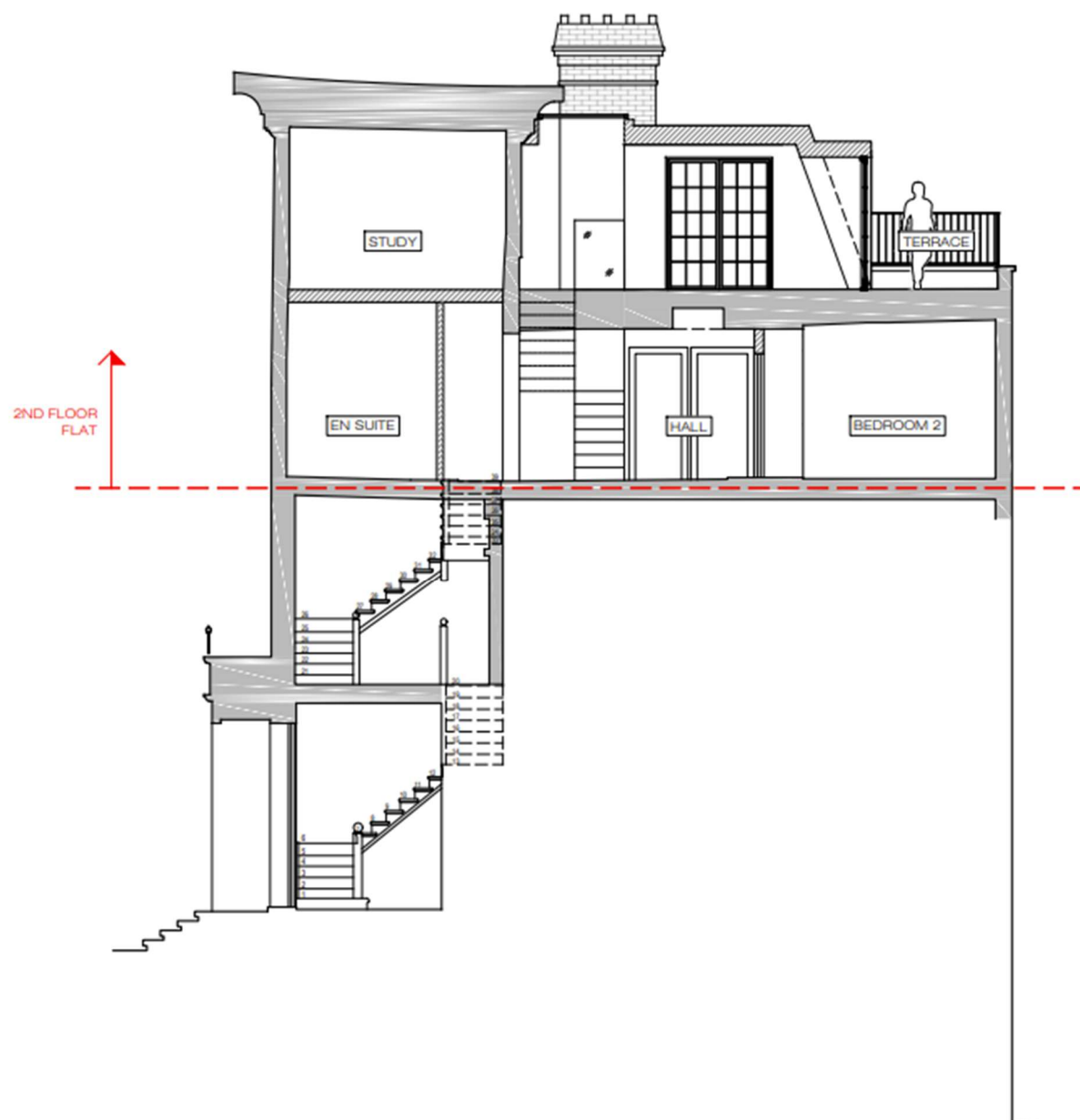
Existing Section





Proposed Section





58 Parliament Hill

Existing Rear Elevation



Proposed Rear Elevation



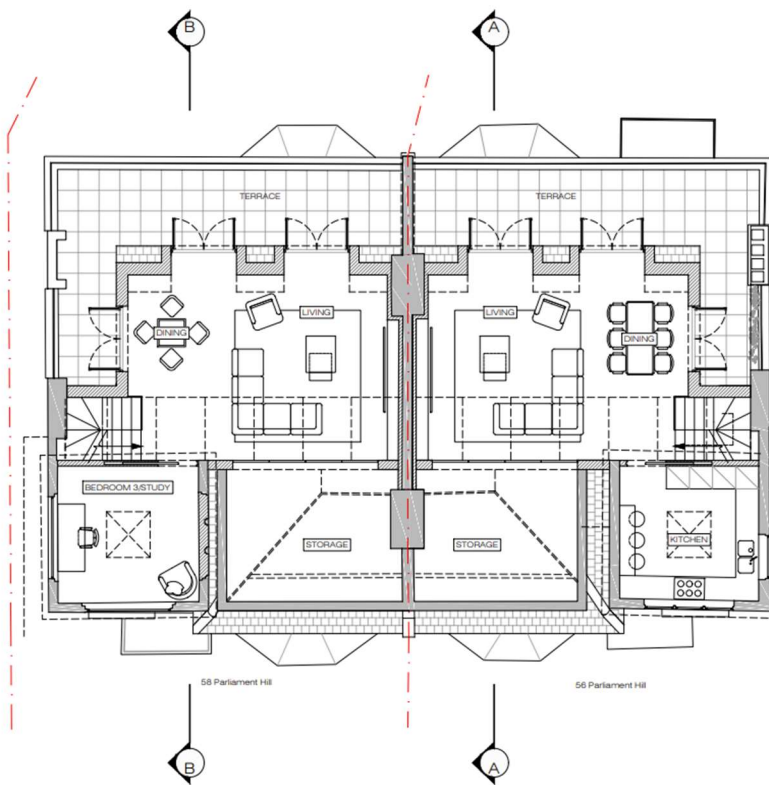
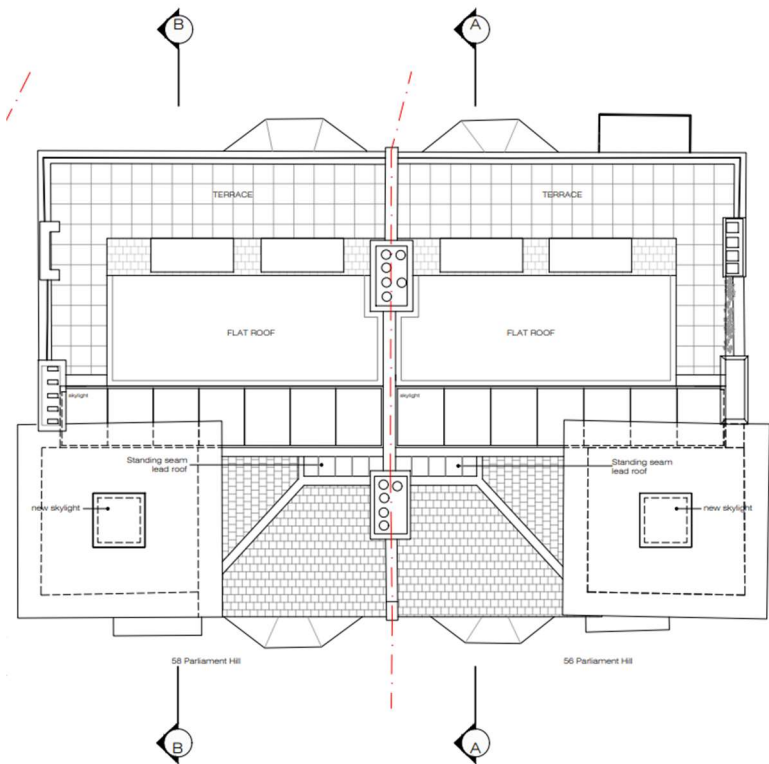
Existing Front Elevation



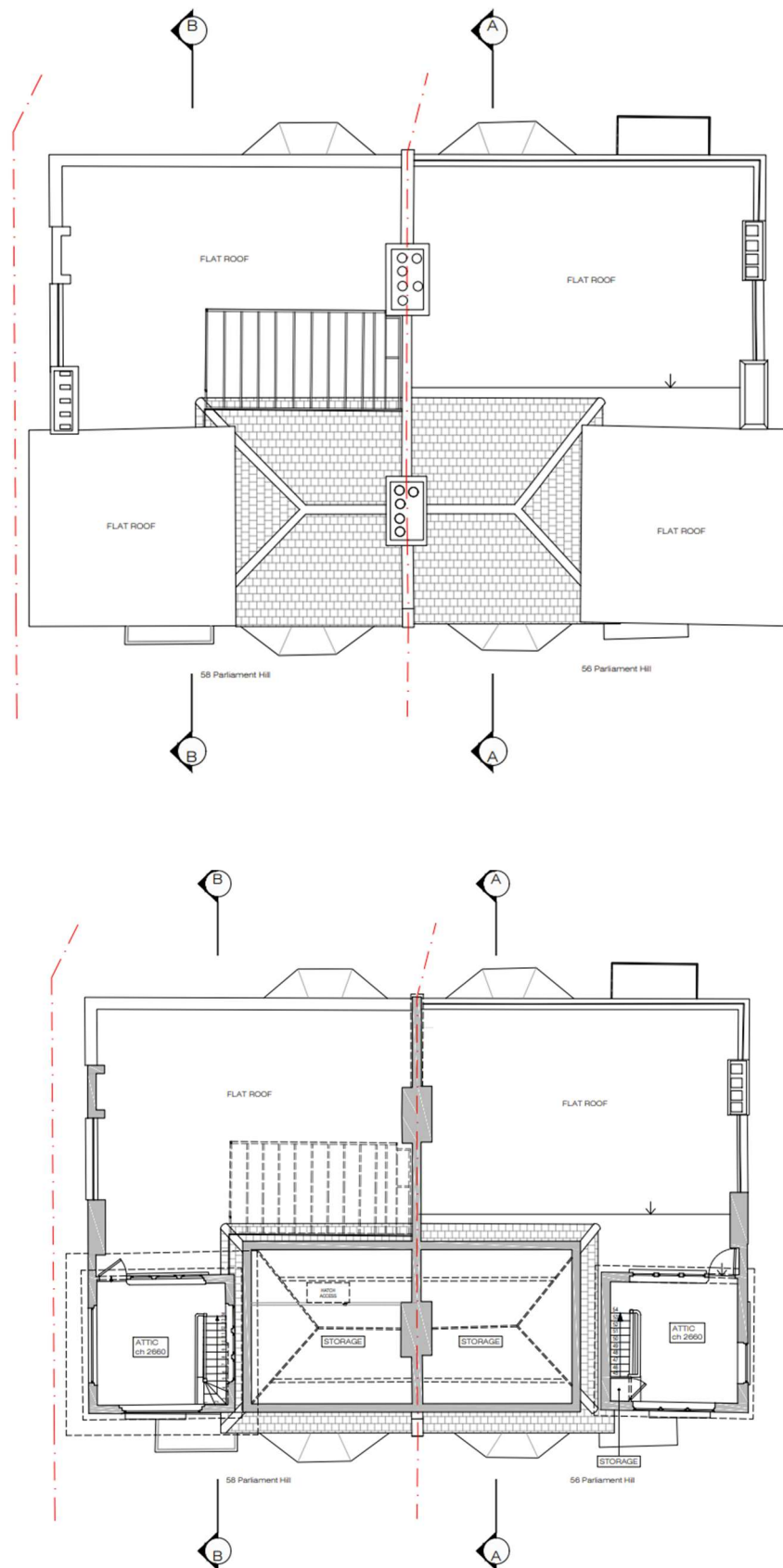
Proposed Front Elevation



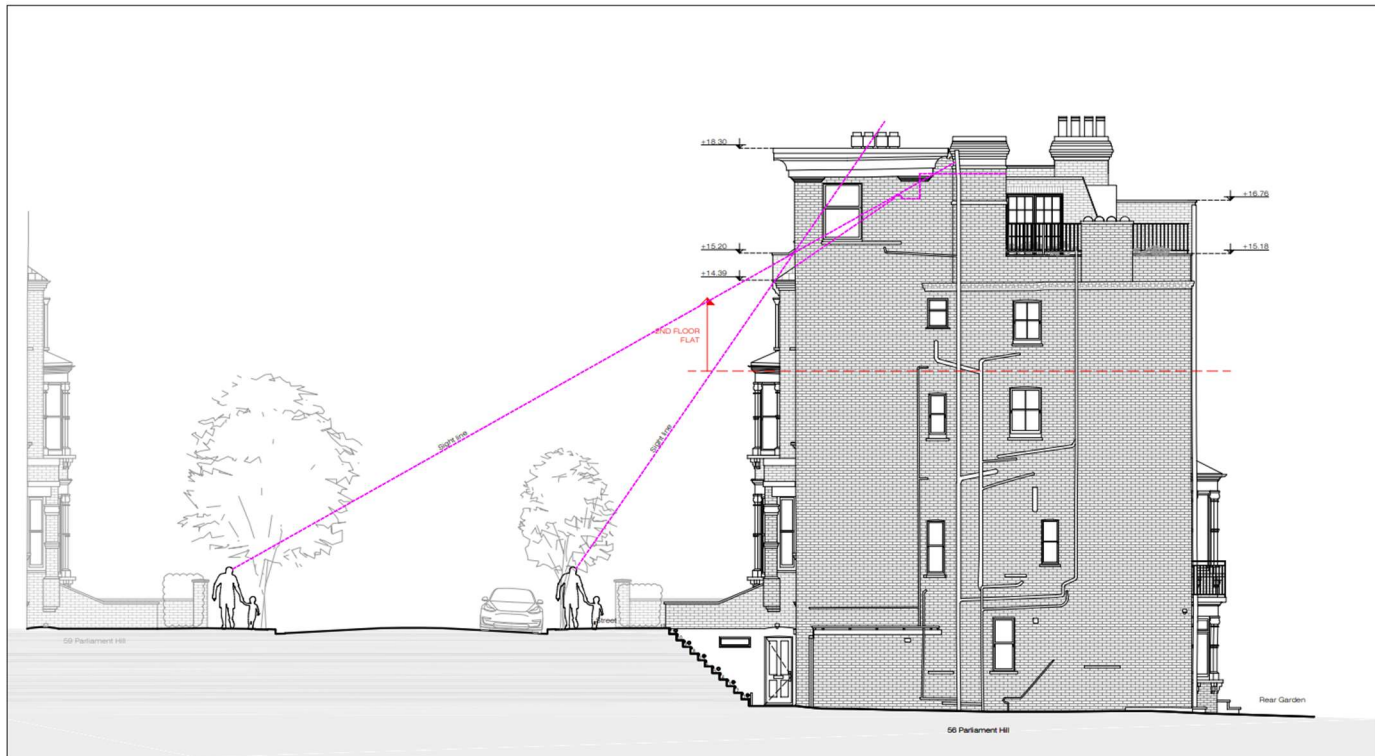
Proposed Floor Plans



Existing Floor Plans



Proposed Sight Lines



Site Photos

Front Elevation from Parliament Hill



Side elevation from Tanza Road









Delegated Report		Analysis sheet		Expiry Date:	04/09/2025
		N/A / attached		Consultation Expiry Date:	17/08/2025
Officer			Application Number(s)		
Henry Yeung			2025/3056/P		
Application Address			Drawing Numbers		
56 and 58, Parliament Hill, London, NW3 2TL			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey roof extension and alterations to existing roof including the creation of roof terraces across both properties.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	25	No. of objections	22
			No. electronic	25		
Summary of consultation responses: Planning Officer response in Italic	Site notices were displayed from 17/07/2025 to 10/08/2025.					
	Press advertisement ran from 24/07/2025 to 17/08/2025.					
	Comprehensive Summary of Objections					
	1) Procedural & Consultation Concerns					
	No direct notification to co-freeholders at 58; only a poorly placed yellow street notice primarily visible to motorists, not pedestrians.					
	Perception of attritional resubmission (previous refusal in Sept 2024: 2024/2695/P) undermining confidence in process.					
	The statutory consultation process has been carried out in line with Camden’s ‘Statement of community involvement’, including the display of site notices and publication of a press advertisement. All relevant stakeholders have therefore had the opportunity to comment.					
	2) Planning History & “Pre-app” Trail (as quoted in applicant’s letter)					
	2024/2695/P refused for harmful bulk/scale/massing/design at roof level and inappropriate second-floor rear windows (conflict with D1/D2, DH1/DH2).					
	Current scheme claims pre-app advice (Feb–Mar 2025); changes include reduced glazing, 0.45m ridge increase (down from ~1m), altered fenestration/railings, stepping back rear massing.					
	It is acknowledged that an earlier scheme (2024/2695/P) was refused. In response, the applicant sought pre-application advice (Ref: 2024/5442/PRE) in accordance with Paragraph 40 of the NPPF, which encourages early engagement to secure better outcomes. That advice confirmed the principle of a roof extension was acceptable subject to key amendments: ensuring the campanile towers remained prominent and reducing glazing to achieve a more traditional appearance. These requirements have been incorporated into the revised design, which includes a reduced footprint, amended fenestration, traditional detailing, and a more modest 0.45m ridge increase.					
	3) Conservation & Heritage Harm					
	Nos. 56 & 58 are positive contributors within South Hill Park Conservation Area; defined by uniform roofscape and distinctive Italianate “campanile” corner towers.					
	Proposal raises the ridge, infills between towers, and adds box-like mass/railings, creating an alien, fortress-like roof form visible from					

Parliament Hill, Tanza Road, and Hampstead Heath (and more apparent at night due to glazing).

Policy DH1 requires proposals to respect local character and respond positively to surrounding scale, massing and materials. Policy DH2 of the Hampstead Neighbourhood Plan requires regard to Conservation Area Appraisals and the protection of positive contributors. The revised proposals are consistent with these policies. The ridge increase remains subservient to the eaves of the towers, preserving their visual prominence, while the reduced footprint and stepped-back design significantly lessen bulk and visibility compared to the refused scheme. Use of hanging tiles and brickwork to match the existing building ensures the extension integrates with the host property. Section drawings confirm that the extension would not be directly visible from the street, and the impact on the skyline is negligible.

4) Street Scene, Architectural Integrity & Skyline

The towers are landmark bookends; infill/raised ridge diminishes their silhouette, risking they read as “stumps” rather than proud features.

Long-term residents emphasise decades of consistent façades and a harmonious vista; the proposal “jumbles heights and materials” and damages the skyline.

Multiple residents: scheme is “ugly / jarring / a mess”, totally out of character and would be one of the most visually intrusive roof extensions locally.

While the property occupies a prominent corner of Parliament Hill and Tanza Road, the proposed development is proportionate and integrates successfully into the streetscape. The setback from the eaves prevents the extension from appearing overly dominant. The high standard of design and materials reinforces the architectural variety and interest within the conservation area and respects the Gothic character described in the South Hill Park Estate Conservation Area Statement.

5) Amenity: Light, Privacy, Outlook, Noise

Loss of daylight/sky views for homes opposite (from No. 55 upward and No. 63), with direct overlooking from terraces and added glazing; light pollution at night.

Construction impacts: prolonged scaffolding occupying gardens/alleys/patios (particularly affecting ground/basement at No. 58), dust/debris, severe noise disrupting WFH residents (civil service/NHS).

Health & disability: a co-freeholder with moderate–severe hearing loss would face acute distress from construction noise.

Policy DH1 requires the protection of amenity and privacy. The proposed extension, given its setback and design, will not materially harm daylight, outlook or privacy. The use of modest, well-aligned fenestration and sensitively designed railings ensures that the scheme does not result in harmful overlooking or an overbearing impact on neighbouring occupiers.

An appropriate informative has been added to remind the applicant that

construction of the extension must accord with environmental requirements and should be carried out in a manner that minimises noise and other impacts on neighbouring occupiers.

6) Traffic, Access & Public Realm During Works

Parliament Hill/Tanza Road are narrow/single-lane; HGVs, skips and deliveries risk gridlock, worse air quality, and impeding emergency vehicles (incl. access to Royal Free).

Increased risks for elderly residents and general pedestrian safety given heavy footfall to the Heath.

Construction-related impacts, including traffic and noise, are temporary and can be addressed by informative, ensuring compliance with Policy A1. In terms of a CMP and the associated contribution and bond, it is acknowledged that the site is located within a CMP priority area (Hampstead). However, the Council's transport team were consulted and they considered the proposed works to be relatively modest in scale and would involve scaffolding and the delivery and removal of materials. These deliveries can be managed from the parking bays adjacent to the site on Parliament Hill and Tanza Road.

On balance, it is considered that the proposals can proceed without the need for a CMP.

7) Structural, Subsidence & Fire Safety Risks

Camden's clay soils: heightened subsidence risk from added load.

Unauthorised roof accretions (raised walls/screens/brickwork) at No. 58 have already increased weight; fear the proposal capitalises on those works.

No Construction Management Plan evidenced (Policy A1).

Fire safety: no D12 Fire Statement/RES despite roof-level kitchen adding fire load.

Any structural or fire safety matters are addressed separately under Building Regulations and do not form grounds for refusal of planning permission. As outlined above a CMP is not required for this development

8) Accuracy of Plans, Legality & Precedent

Historic cast-iron railings at No. 58 omitted/misrepresented; in good condition (documented repair costs, 1995).

Timber fence (Tanza Road): objections assert lack of 4-year immunity and misleading certificate history; request lawful pre-existing drawings be required.

Authentic Futures report notes "unauthorised" accretions and lack of approval trail at No. 56 railings.

Allowing this scheme would reward previous unauthorised works and set damaging precedent.

	<p><i>The application has been submitted with supporting plans and evidence. The Council has already granted lawful development certificates for certain works, confirming their lawfulness. The current application is assessed on its own merits, with revisions made specifically to address the concerns raised previously.</i></p>
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**Heath and Hampstead
Society and The
Hampstead
Neighbourhood Forum**

The Hampstead Neighbourhood Forum objects to planning application 2025/3056/P for 56–58 Parliament Hill on the grounds that it conflicts with the revised Hampstead Neighbourhood Plan 2025, which strengthens protection for established rooflines and architectural features within conservation areas. The Forum argues that the proposal, by raising the roof ridge, infilling between the distinctive campanile towers, and adding bulk and massing, would cause harm to the character and appearance of the South Hill Park Conservation Area and fail to respect the landmark qualities of these villas. It is described as visually intrusive, unsympathetic, and a damaging precedent for further incremental change, undermining protections for Hampstead’s built environment. Concerns are also raised that unauthorised works have been inaccurately presented within the submission, which is considered misleading. For these reasons, the Forum urges Camden Council to refuse the application.

Similarly, the Heath & Hampstead Society objects to application 2025/3056/P for the same property, emphasising that the application contains misleading information about the building’s existing condition. In particular, the inclusion of a roof screen/trellis on No. 58 as part of the “existing” fabric is strongly disputed, as objectors claim this was erected without permission and is not evident in historic aerial photographs dating from 2015. Previous refusals and enforcement history are also cited. The Society further argues that the additional volume, although reduced from the earlier 2024/2695/P scheme, remains excessive and harmful given the building’s distinctive turrets and lower roofline compared to neighbouring properties. The proposed extension, which is around 450mm higher than the current ridge, is considered visible from Parliament Hill, Tanza Road, and the Heath, and therefore fails to preserve or enhance the conservation area. The Society also criticises the applicant’s retrospective approach to unauthorised works, describing it as misleading, and calls for refusal of the application, enforcement action to remove the unlawful trellis, and for any future roof extension to be redesigned at a lower level to mitigate harm.

Officer response:

The objections raised by the Hampstead Neighbourhood Forum and the Heath & Hampstead Society have been carefully considered. However, the revised scheme has been designed in accordance with national, local and neighbourhood policies, and addresses the concerns raised in the previously refused application. Section 3 in the report discussed the impact of extension that brought to applicant site and wider conservation area

With regard to the fence to the front (behind the front roof slope facing and running parallel to Parliament Hill), there is documented communication with LB Camden dating back more than ten years concerning this matter. It was subsequently revisited under application reference 2021/5438/P, where the delegated report confirmed that the evidence submitted demonstrated the continued existence of the front and southern roof-level fences for over four years. Council tax records established that the flat has been in existence since 2007 and that the use of the terrace and associated fencing formed part of the lawful residential use. Accordingly, these works were confirmed as lawful.

Similarly, with regard to the fence erected on the flank elevation adjacent to Tanza Road, detailed documentation—some dating back to 2008—was

	<p><i>submitted as part of a successful certificate of lawful development application (Ref: 2023/3642/P). Although submitted by the current owner of 58 Parliament Hill, the works were originally carried out by a previous owner. The delegated report for that application concluded that, on the balance of probability, the brickwork and fencing on the northern elevation of the existing roof terrace had been completed more than four years before the relevant date of 3 September 2019. As such, these works were also granted lawful status.</i></p>
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Site Description

This application is a joint application for Nos. 56 and 58 Parliament Hill. The host properties are each a 4-storey building with a mix of hipped roofs, towers, and flat roofs, while many of the surrounding properties are with mansard roofs and subdivided into 7 flats across the two properties. The site lies within the South Hill Park Conservation Area, and is not listed or locally listed. The surrounding area is residential in character, and the site falls within the Hampstead Neighbourhood Plan area.

Relevant History

2014/6172/P-Replacement of windows on the rear elevation involving the installation of two new doors to garden flat (Class C3). Granted 11-07-2014

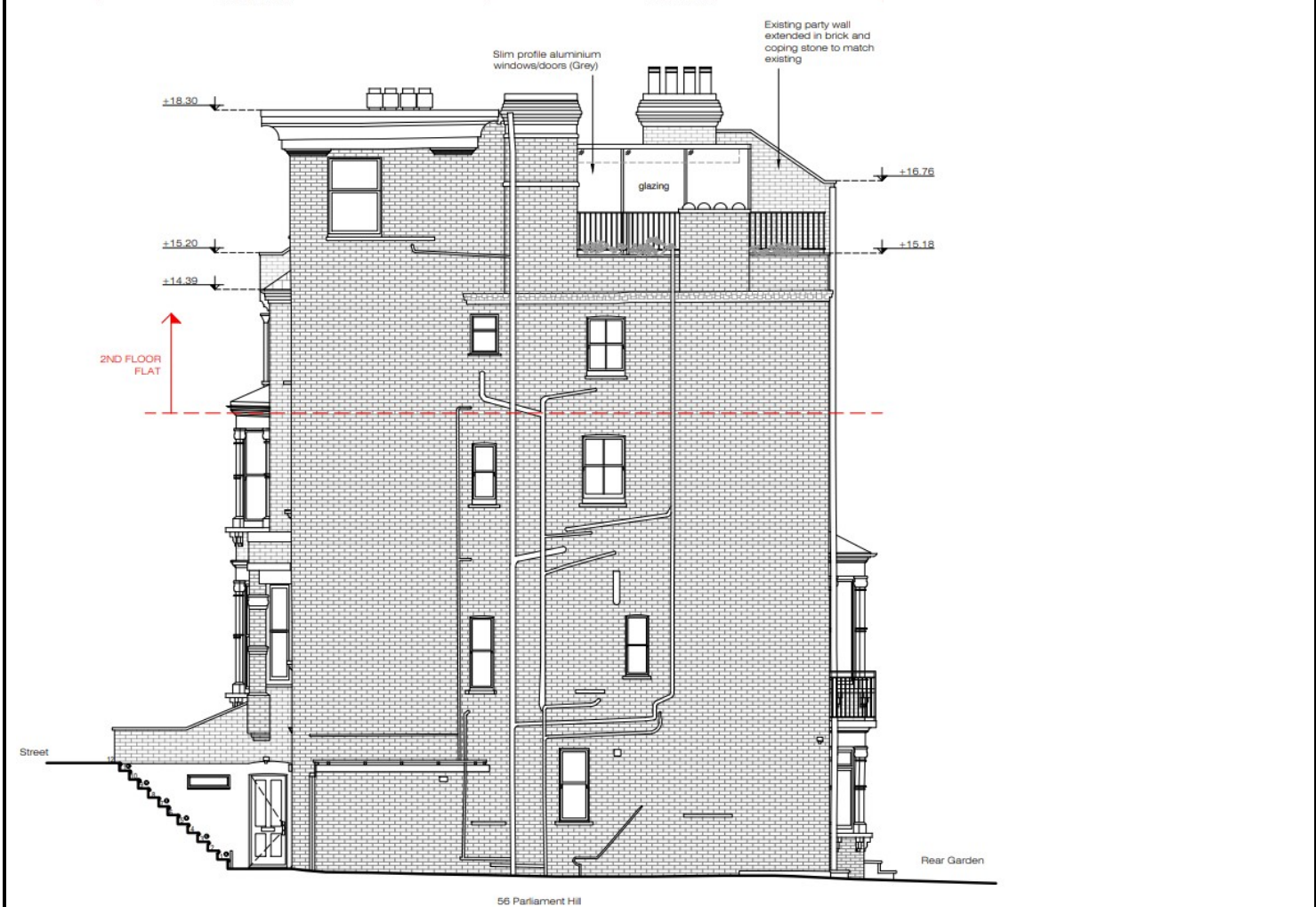
2023/3642/P-Building works (brickwork and fencing on the north elevation of the roof terrace) were substantially completed more than four years before the date of this application. Certificate of Lawfulness (Existing) 09-10-2023

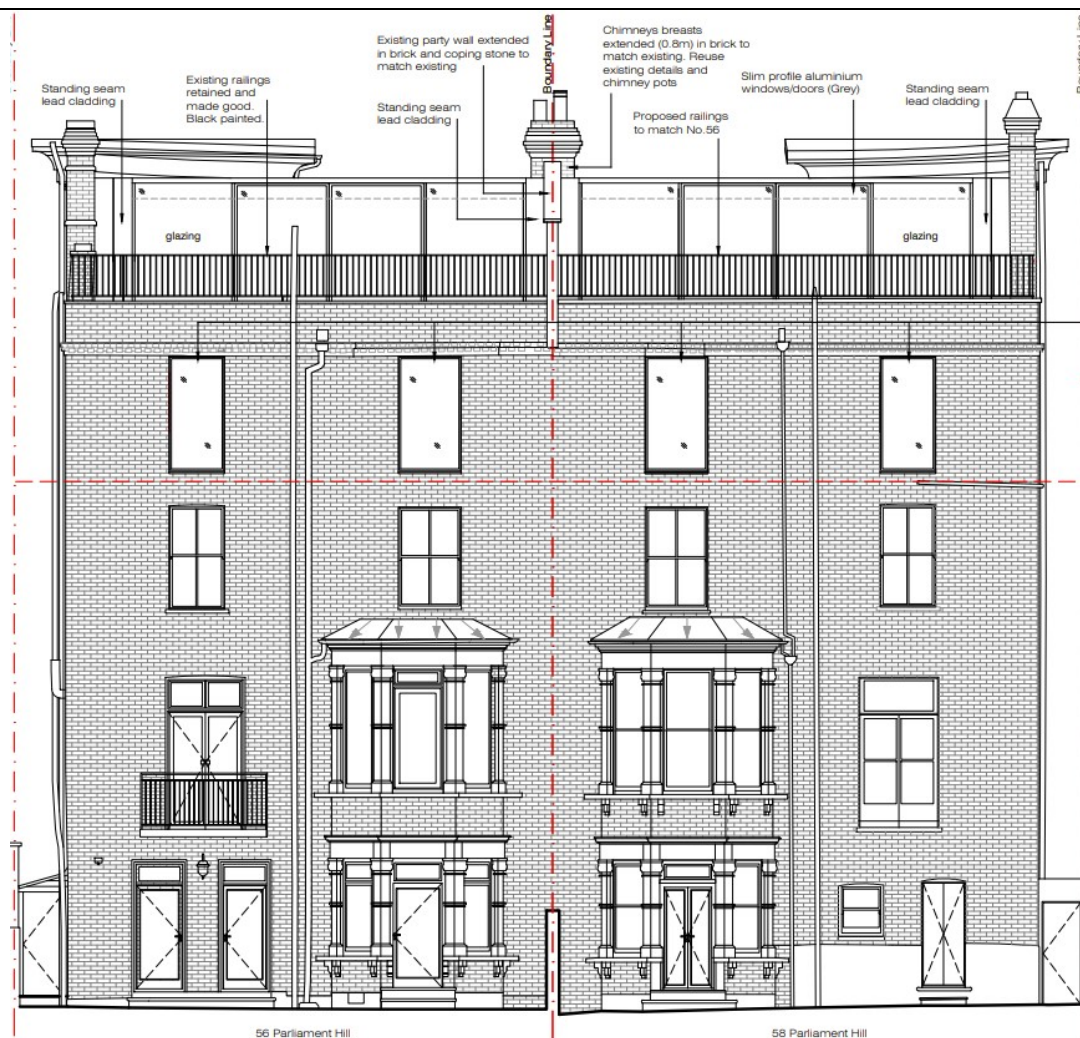
2024/2695/P Alterations to including raising the height of the front roofslopes, erection of a single-storey roof extension, replacement of second-floor rear elevation windows, and installation of railing on no.58. Refused 04-09-2024.

Reasons for refusal:

- 1) The proposed alterations at roof level including the changes to the front roofslope 2 and the extension by reason of their inappropriate bulk, scale, massing and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.
- 2) The replacement second floor windows due to their size and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

refused drawings are listed below:





Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- D1 Design
- D2 Heritage
- H3 Protecting existing homes

Hampstead Neighbourhood Plan 2025-2040

- DH1 Design
- DH2 Conservation areas and listed buildings
- NE3 Biodiversity corridors
- NE4 Supporting biodiversity

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

South Hill Park Estate Conservation Area Appraisal and Management Strategy (2001)

Assessment

1. Proposal

- 1.1. Planning permission is sought for alterations and the raising of the roof height to the front elevation of the property, together with the erection of a single-storey roof extension. The proposal also includes the replacement of second-floor rear elevation windows and the installation of railings to the frontage of No. 58.
- 1.2. The proposed design has been developed to respond to both the architectural character of the host building and the surrounding townscape. The scheme ensures that the roof alterations, extension, and associated works are sympathetic in scale and appearance, while the replacement windows and new railings complement the property and wider street scene without adversely impacting neighbouring amenity.
- 1.3. The current scheme varies from the previously refused scheme ref. 2024/2695/P in the following ways following pre-app advice:
 - Extensive glazing has been removed and replaced with solid columns along the rear and side elevations, it now presents a more traditional appearance that respects the conservation area
 - The ridge height of the front roof slope is retained, reduced by 0.6m compared with the first refusal drawings, helping the extension appear more subservient
 - The footprint of the roof extension has been reduced, set back at least 1m from the eaves
 - The rear windows are to be retained in their existing form to preserve the original character

2. Assessment

- 2.1. The principal considerations material to the determination of this application are:
- 2.2. The design and impact of the proposal on the character and appearance of the South Hill Park Conservation Area; and
- 2.3. The impact of the proposal on neighbouring amenity.

3. Design and Heritage

Policy:

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a

conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 3.2.** Policy DH1 of the Hampstead Neighbourhood Plan 2025-2040 requires proposals to respond and contribute positively to the distinctiveness and history of the character areas defined. The application site falls within character area No. 3 '19th century expansion'.
- 3.3.** Policy DH1 states development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by: ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges; incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access, responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings; protecting the amenity and privacy of neighbouring properties; demonstrating how the proposal protects and enhances the views
- 3.4.** Policy DH2 of the Hampstead Neighbourhood Plan 2025-2040 requires: planning applications within a Conservation Area to have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies; new development to take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features that would make a positive contribution to the Conservation Areas; proposals that seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies
- 3.5.** The Home Improvements CPG states that roof extensions should take into consideration: the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, street scene and wider area, considering land topography; the pattern of development of neighbouring buildings to include historic extensions and new types of development; other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development
- 3.6.** The South Hill Park Estate Conservation Area Statement states 'Parliament Hill is characterised by red brick semi-slatted steeply pitched roofs and stucco surround to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables retain elaborately carved badge boards, which is another characteristic feature of the 19th century Gothic Revival style.'
- 3.7.** Paragraph 40 of the National Planning Policy Framework (NPPF) states that "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." Pre-application advice (Ref: 2024/5442/PRE) was sought in respect of the erection of a single-storey roof extension, replacement of second-floor rear elevation windows, and installation of railings at No. 58. This revised scheme was specifically intended to address the previously refused application (2024/2695/P). The pre-application advice confirmed that the design should ensure the Italian 'campanile' towers remain visually prominent and stand proud of the proposed extension. The advice also recommended a reduction in the extent of glazing to achieve a more traditional appearance in keeping with the host building and the character of the conservation area. As part of the revised scheme, alterations to the front pitched roof were proposed, including a 0.45m increase to the ridge height with matching roof tiles, alongside a single-storey flat roof

extension finished in hanging tiles and brickwork to complement the host building

Assessment:

- 3.8.** The proposal includes a full-width extension at roof level and an increase in the ridge height, incorporating glazing, black-painted railings, and a box-form design to achieve a contemporary aesthetic. The proposed ridge increase of 0.45m will remain well below the eaves levels of the adjacent campaniles, ensuring the roof retains a subservient relationship to the building. This minor increase, located between the turrets, is expected to have a negligible impact on both the street scene and the wider conservation area. In addition, the footprint of the roof extension has been reduced compared with the refused scheme, thereby lessening its bulk, massing, and visibility. The extension has been stepped in by 1.785m from the side and 2.2m from the rear (approximately 0.5m further than previously proposed), further restricting potential views. Section drawings demonstrate that the extension would not be directly visible from the street.
- 3.9.** Further amendments have also been made to address design concerns raised in the previously refused scheme. Extensive glazing has been removed and replaced with solid columns along the rear and side elevations, revised to give a more traditional appearance in keeping with the existing character of Nos. 52 and 54 Parliament Hill. The ridge height of the front roof slope is retained, reduced by 0.6m compared with the first refusal drawings, helping the extension appear more subservient. The footprint of the roof extension has also been reduced, with the structure set back at least 1m from the eaves, thereby reducing its perceived bulk. In addition, the rear windows are to be retained in their existing form to preserve the original character of the property.
- 3.10.** The property occupies a prominent corner of Parliament Hill and Tanza Road, it is noted that the extension would be visible from both Tanza Road and Parliament Hill. However, it is considered that its setback from the eaves ensures that it appears as a subordinate addition within the streetscape. The detailed design is considered to provide a modern interpretation that sits comfortably alongside the existing façades and does not detract from the character or appearance of the surrounding conservation area, which features a mix of traditional and sensitively designed contemporary additions.
- 3.11.** The front elevation will be finished in hanging tiles to match the existing roof. The scale is subservient to the campanile towers, preserving their visual prominence and respecting the building's architectural integrity. The proposed railings at the top floor level are considered to be sensitively designed and appropriately scaled, adding definition and interest to the façade without unbalancing the form or composition of the host building. The proposed windows on the second-floor rear elevation, while larger than existing openings, are considered to be proportionate and well-aligned with the architectural language of the host property. They would improve natural light to the internal spaces and would not appear incongruous within the street-facing elevation.
- 3.12.** Overall it is considered that proposal has overcome the previous reasons for refusal and would preserve the character and appearance of the conservation area.

4. Amenity

- 4.1.** Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG Amenity.

- 4.2.** There are side windows located on the top floor of No. 54. The smaller, obscure glazed window serves a bedroom, while the larger window serves the staircase and landing. Therefore, the proposed roof extension would not block daylight or sunlight to the neighbouring habitable room.



Image 1: Photo of no.54's side fenestration

- 4.3.** The application building is located within a residential setting, and the proposal would not adversely affect neighbouring properties in terms of sunlight, daylight, sense of enclosure, or noise. The distance and orientation of the terrace in relation to neighbouring windows ensures that no harmful overlooking would occur. As such, the application is considered acceptable in amenity terms.

5. Recommendation

- 5.1.** Overall, the proposed alterations and roof extension are acceptable in terms of design and heritage and would not cause harm to the amenity of neighbouring occupiers. The works preserve the character and appearance of the South Hill Park Conservation Area.
- 5.2.** The proposed development is consistent with Camden Planning Guidance (CPG) on roof extensions and the South Hill Park Conservation Area. It represents a high-quality design that is sympathetic to the existing building and enhances the wider conservation area. The proposals preserve and improve the area's character and appearance, and are therefore compliant with Policies D1 and D2 of the LB Camden Local Plan, and Hampstead Neighbourhood Plan 2025-2040 Policies DH1 and DH2, Camden Design Guidance, the South Hill Park Conservation Area Statement (2011),. Approval is recommended

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th 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 and search for 'Members Briefing'.

Application ref: 2025/3056/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 11 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
www.camden.gov.uk

SM Planning
80-83 Long Lane
London
EC1A 9ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Top floor flats of 56 and 58
Parliament Hill
London
NW3 2TL**

DECISION

Proposal:

Erection of single storey roof extension and alterations to existing roof including the creation of roof terraces across both properties.

Drawing Nos: Covering Letter; Site Location Plan; EX-00 P-01; EX-01 P-00; EX-02 P-01; EX-03 P-01; EX-04 P-00; EX-05 P-00; EX-06 P-00; EX-07 P-00; EX-08 P-00; EX-09 P-00; PA-00 P-02; PA-01 P-02; PA-02 P-02; PA-03 P-03; PA-04 P-02; PA-05 P-02; PA-06 P-03; PA-07 P-02; PA-08 P-02; PA-09 P-02; PA-10 P-02; PA-11 P-02;

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

Covering Letter; Site Location Plan; EX-00 P-01; EX-01 P-00; EX-02 P-01; EX-03 P-01; EX-04 P-00; EX-05 P-00; EX-06 P-00; EX-07 P-00; EX-08 P-00; EX-09 P-00; PA-00 P-02; PA-01 P-02; PA-02 P-02; PA-03 P-03; PA-04 P-02; PA-05 P-02; PA-06 P-03; PA-07 P-02; PA-08 P-02; PA-09 P-02; PA-10 P-02; PA-11 P-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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, Policies DH1 and DH2 of Hampstead Neighbourhood Plan

Informative(s):

- 1 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)
- 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.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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).
- 4 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.

5 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 belows the de minimis threshold

6 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).

7 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