

Application ref: 2023/5134/P  
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**Development Management**  
Regeneration and Planning  
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Homes Design Ltd  
40 Wise Lane  
Mill Hill  
London  
NW7 2RE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B 15 Adamson Road**  
**London**  
**NW3 3HU**

Proposal:

Erection of single storey rear extension to existing lower ground floor unit

Drawing Nos: Site location plan, block plan, HD1419/1000, HD1419/1001, HD1419/1002, HD1419/1003, HD1419/1004, HD1419/1005 Rev A, HD1419/1006 Rev A, HD1419/1007 Rev A, HD1419/1008 Rev A, HD1419/1009 Rev A, Design Access 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, block plan, HD1419/1000, HD1419/1001, HD1419/1002, HD1419/1003, HD1419/1004, HD1419/1005 Rev A, HD1419/1006 Rev A, HD1419/1007 Rev A, HD1419/1008 Rev A, HD1419/1009 Rev A, Design Access Statement,

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.

- 4 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 and Method Statement 15 Adamson Road, Belsize Park, London NW3 3HU" by Arboricultural Solutions LLP dated November 2024. 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 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.

- 5 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 at least one replacement tree of species, size and location to be agreed with the council's tree and landscape officer. 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed)

which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed single storey lower ground floor extension is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the area as the extension is modest in size and is set back from the rear bay window. The extension's design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

The rear patio is also to be extended into the garden area by 2.5m beyond the new rear extension, this would create more useable space around the rear openings before accessing the stairs up to the garden. A sufficient amount of garden area would be retained and would not be impacted. A condition requesting landscaping details is applied to this permission.

As the proposed rear extension is away from the existing boundary walls on both sides of the dwelling the extension would not result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or privacy impacts.

The scheme involves the removal of T1, a small cat.C (low quality) elder tree. The tree is of minimal public visibility and is not considered to significantly contribute to the character and appearance of the conservation area. The impact of the proposed development on the trees to be retained will be of an acceptable level. The tree protection details submitted are considered sufficient to demonstrate the trees to be retained will be adequately protected throughout development.

No objections have been received prior to making this decision. One comment was received by the Belsize Conservation Area Advisory Committee, in relation to the loss of patio/lightwell and overlooking from the balcony and staircase. A sufficient amount of rear garden space would be retained and the staircase is an existing feature and would not be altered. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

Therefore, it is considered that the proposed extension would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 as well as the London Plan 2021 and NPPF 2023.

- 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 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:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted 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.

Based on the information available this permission will not require the approval of a BGP before development is begun because the application is a Householder Application.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer