

Application ref: 2024/4069/P  
Contact: Kristina Smith  
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Date: 22 October 2024

**Development Management**  
Regeneration and Planning  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Approval of Details Granted**

Address:  
**8A Hampstead Hill Gardens**  
**London**  
**NW3 2PL**

**Proposal:**

Details pursuant to conditions 3 (tree protection measures), 4 (suitably qualified engineer) and 8 (landscaping) of planning permission ref. 2021/5750/P granted under appeal ref: APP/X5210/D/23/3334298 on 21/03/24 for Single storey rear extension, with basement below, garden roof terrace above and single storey link to main dwelling, to replace existing single storey garage building; 3rd floor front extension to main dwelling; creation of 4th floor roof terrace on roof of main dwelling, external alterations to front of main dwelling

Drawing Nos: A 0118 002 (Rev A); A 0118 002 (Rev A); A 0118 003 (Rev A);  
Arboricultural Method Statement and Tree Protection Plan; Tree survey drawings prepared by Simon Pryce Arboriculture; Baseline onsite habitat survey report; Habitat management and monitoring plan; Letter from Price & Myers (dated 1st August 2024) confirming engineer appointment; Landscape proposals document prepared by Shiela Jack

The Council has considered your application and decided to grant permission.

**Informative(s):**

**1 Reasons for approving**

An arboricultural statement and tree protection plan has been provided. It demonstrated that although the RPA of 6 trees overlap into the site, trial pits show that the boundary wall foundations contain the root systems in the adjacent gardens and should not be affected by the work. No trees will require pruning to accommodate the work. The information has been reviewed by the

Council's Tree officer who finds them sufficient to discharge condition 8.

In relation to condition 4, a letter of appointment has been provided which confirms Ben Gholam of Price & Myers as engineer. His qualifications (Meng, CEng and MIStructE) accord with the requirements of CPG Basements.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are in general accordance with policy CC4 of the Camden Local Plan 2017.

- 2 You are reminded that condition 9 (privacy screen) of planning permission ref. 2021/5750/P (granted under appeal ref.APP/X5210/D/23/3334298) are outstanding and require details to be submitted and approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer