

Application ref: 2025/0101/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 27 January 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/planning](http://www.camden.gov.uk/planning)

Mr. Josh Watts  
Garden Flat  
50 Belsize Park Gardens  
London  
NW3 4ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Garden Flat**  
**50 Belsize Park Gardens**  
**London**  
**NW3 4ND**

Proposal: Details of conditions 5 (landscaping), 7 (tree protection), 8 (building foundations), 9 (green roof) of planning permission ref. 2022/3470/P dated 07/12/2022 (for Erection of detached, single storey, 3-bedroom dwelling (C3) following demolition of existing artist's studio (Sui Generis))

Drawing Nos: A2004 (received 24.1.25); A2005 (received 24.1.25); A2006 (received 24.1.25); A2007 (received 24.1.25); A2008 (received 24.1.25); A2009 (received 24.1.25); A2010 (received 24.1.25); A2011 (received 24.1.25); A2012 (received 24.1.25); A2013 (received 24.1.25); A4001; Sedum Maintenance Advice by sedum green roof; Wildflower species by Sedum Supply; Arboricultural Method Statement by Marcus Foster and Email from agent dated 22.1.25.

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

Informative(s):

1 Reason for consent:

Condition 5 requires details of hard and soft landscaping and means of enclosure of all un-built, open areas including details of any proposed

earthworks including grading, mounding and other changes in ground levels. A replacement Ginkgo Tree is proposed on the northern boundary, which is considered an appropriate location. The landscaping plan is considered acceptable and achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

Conditions 7 and 8 require details of tree protection measures and 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. The tree protection details submitted are considered sufficient to demonstrate the trees to be retained will be adequately protected in accordance with BS5837:2012. Details of the building foundations have been submitted, which concludes that no significant roots (those larger than 25mm) were identified whose severing would affect any of the trees marked for retention. It is considered that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.

Condition 9 requires details of the green roof including scheme of maintenance/construction/materials and planting species/density. The submitted details are considered sufficient to demonstrate that the green roofs will have an adequate substrate and construction, and be adequately maintained. It is considered that the development undertakes reasonable measures to account for biodiversity and the water environment.

The details have been assessed by the Council's tree and landscaping team and are considered sufficient to discharge planning condition 5, 7, 8 and 9.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies A2, A3, G1, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are reminded that conditions 3 (materials) and 10 (bird and bat boxes) of the planning permission ref. 2022/3470/P dated 07/12/2022 need details to be submitted.

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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer