



Dear Team @ Camden Council

Address : 42A Denning Rd London NW3 1SU

We are writing in relation to our planning application for a **14m<sup>2</sup> rear extension** at **42a Denning road**, We acknowledge the requirements of the **Biodiversity Net Gain (BNG) legislation** introduced on **12 February 2024** and wish to confirm that, as our proposed development is below **25m<sup>2</sup>**, it is **exempt from the mandatory 10% BNG requirement** under the Environment Act 2021.

While our project is formally exempt, we have nonetheless **taken a proactive approach to biodiversity enhancement** and have integrated the following measures to align with local and national sustainability objectives:

- **Installation of a bio pond** to encourage biodiversity and support local wildlife.
- **Planting of hedges and shrubs** to enhance habitat connectivity and contribute to green corridors.
- **Use of permeable surfaces** in the landscaping to improve natural drainage and reduce surface water runoff.
- **Planting of a Cherry Blossom tree (Prunus species)** to increase tree canopy cover and provide seasonal ecological benefits.
- **Implementation of Sedum Green Roof trays** on the extension to promote urban greening, reduce heat absorption, and support pollinators.

These elements align with policies outlined in the **emerging Draft Camden Local Plan 2024** and the **Hampstead Neighbourhood Plan (eHNPR)**, particularly **Policy NE1: Supporting biodiversity and mitigating climate change**, and **Policy DH3: Sustainable Development**, which emphasise biodiversity enhancement, increased permeable surface areas, and sustainable water management.

We trust that our approach reflects a commitment to sustainable development while maintaining compliance with **local planning and conservation policies**.

Please do not hesitate to contact us should any further details be required.

Yours sincerely

**Jack Schneider**  
Director

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