

37 Adamson Road



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2025/0154/P

Flat A, 37 Adamson Road

Plans and Photos



Figure 1. Aerial view of Flat A, 37 Adamson Road

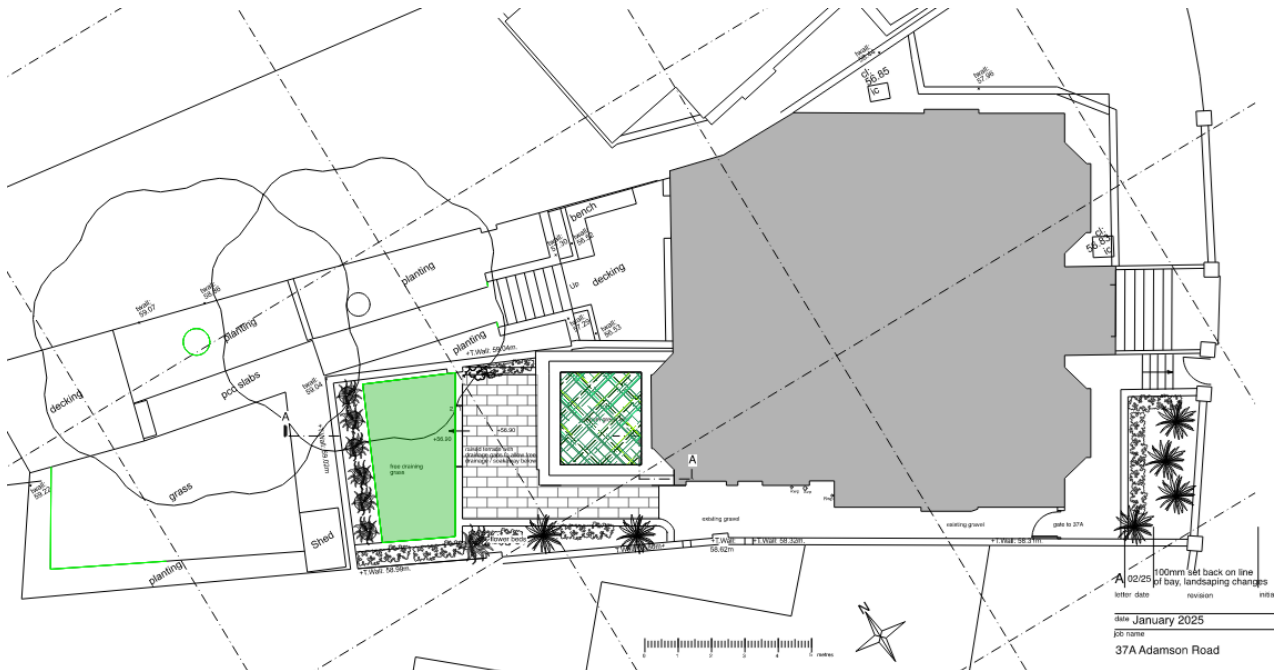


Figure 2. Proposed Site Plan

2025/0154/P

Flat A, 37 Adamson Road

Plans and Photos



Figure 3. Existing Rear Elevation

2025/0154/P

Flat A, 37 Adamson Road

Plans and Photos



Figure 4. Existing Rear Elevation



Figure 5. Proposed Rear Elevation

2025/0154/P

Flat A, 37 Adamson Road

Plans and Photos

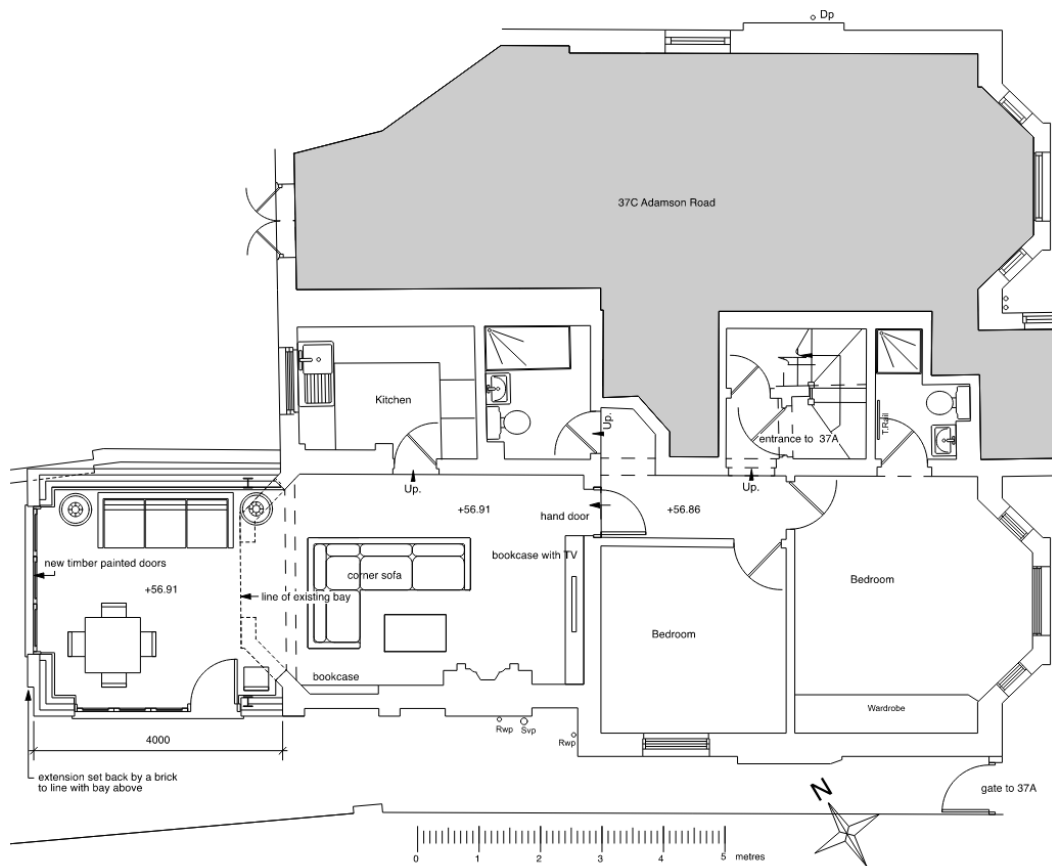


Figure 6. Proposed Lower Ground Floor Plan

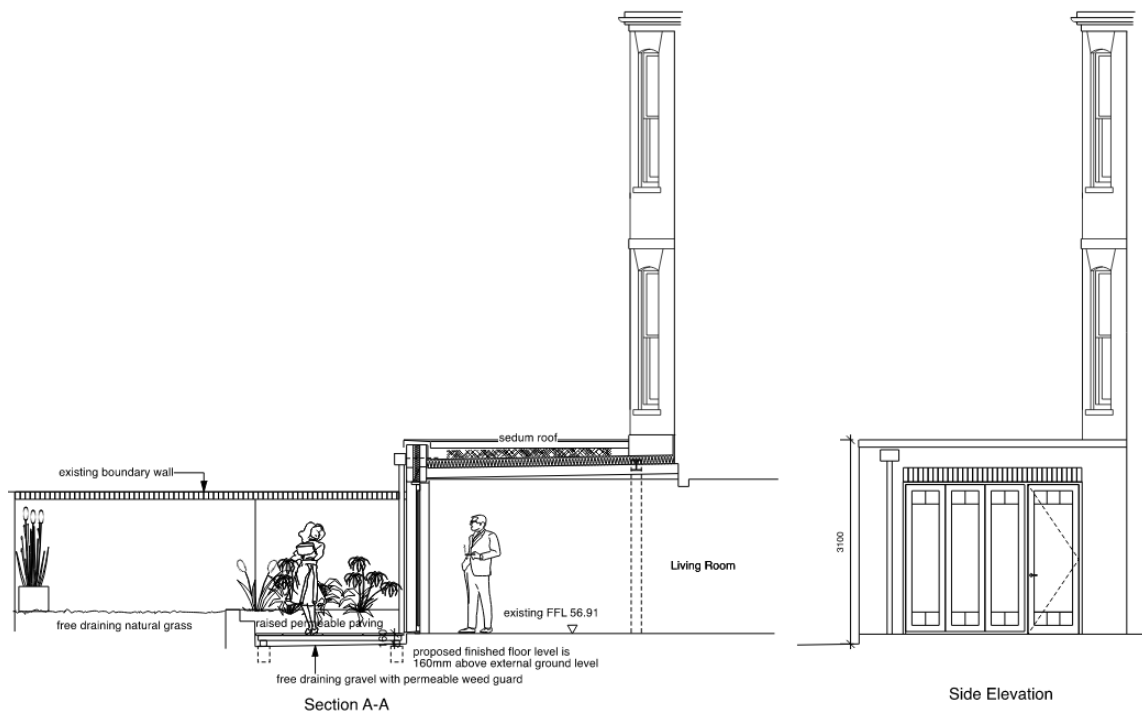


Figure 7. Proposed Side Elevation and Section

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/03/2025			
		N/A		Consultation Expiry Date:		17/02/2025			
Officer					Application Number				
Sarah White					2025/0154/P				
Application Address					Drawing Numbers				
Flat A 37 Adamson Road London NW3 3HS					See draft decision notice				
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of a lower-ground floor single-storey rear extension and associated landscaping.									
Recommendation:		Grant conditional planning permission							
Application Type:		Full Planning Permission							
Conditions		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Summary of consultation:		<p>A site notice was displayed near to the site on 17/01/2025 (consultation end date 17/02/2025).</p> <p>A press notice was advertised in the local paper on 23/01/2025 (consultation end date 16/02/2025).</p>							
Adjoining Occupiers:		No. of responses		01		No. of objections		01	
Summary of consultation responses:		<p>One objection from a local resident was received following statutory consultation. A summary of this response is as follows:</p> <p>1. The proposal would block light to the lower-level rear elevation door at No.37C.</p> <p><u>Officer response:</u></p> <p>1. The height of the proposed extension has been slightly reduced since</p>							

	<p><i>the original submission. A 45-degree line has been shown on the proposed rear elevation drawing to demonstrate that the proposed extension would meet the 45-degree test in elevation. Any impacts on the light received by the neighbouring door would be minimal and would not result in unacceptable harm to an extent that would constitute a reason for refusal. Please see section 4 below.</i></p>
The Belsize Society	<p>The Belsize Society objected as follows:</p> <ol style="list-style-type: none"> 1. The extension is too high and will create an overbearing height and loss of light for the lower-level garden of 34C. 2. The design does not respect the proportions of the existing building and introduces asymmetry by extending too far across, beyond the bay so the folding doors should be centralised below the windows above to attempt to re-establish symmetry. The fenestration pattern of these doors should reflect the original design (probably the sash windows above as the original door pattern is lost). 3. Wooden doors would be preferable to reflect the original materials. 4. The use of artificial plastic grass in the new design is a concern. Even though the existing garden is deficient in planting, gravel (and presumably earth below) does provide some habitat for invertebrates - one can see 'weeds' growing freely - whereas artificial plastic grass is a sterile environment. Artificial grass can also break down into potentially harmful micro-plastics. This unnecessary loss of natural habitat should be resisted, and this aspect of the design should be revised. <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>The height of the proposed extension has been slightly reduced since the original submission. A 45-degree line has been shown on the proposed rear elevation drawing to demonstrate that the proposed extension would meet the 45-degree test in elevation. Any impacts on the light received by the neighbouring door would be minimal and would not result in unacceptable harm to an extent that would constitute a reason for refusal. Please see section 4 below.</i> 2. <i>The design of the extension has been updated since the original submission. On the rear elevation of the extension, the southern corner of the extension would be set back by one brick course to create a continuation of the visual line of the bay above. The door has been centralised to establish symmetry with the windows above and the door would be timber framed. Please see section 3 below</i> 3. <i>The proposed doors would be timber framed</i> 4. <i>The proposal has been revised since its submission to include natural grass.</i>
Belsize Park Conservation Area	<p>Comments were received from the Belsize Park CAAC as follows:</p>

Advisory Committee	<ol style="list-style-type: none"> 1) The proposed folding sliding doors should be in wood. 2) The proposed folding sliding doors on the side elevation might give rise to overlooking problems. <p><u>Officer's response:</u></p> <ol style="list-style-type: none"> 1) <i>The proposed doors would be timber framed.</i> 2) <i>A side elevation glazed door is proposed, however this would not afford any additional views into the neighbouring site than those that are already available from the rear garden, and as such would not result in unacceptable harm to the privacy of neighbouring occupants. Please see section 4 below</i>
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Site Description

The application site comprises a three-storey plus roof space, semi-detached property, located on the corner of Adamson Road and Crossfield Road. The houses at the northern end of the road are red brick with brick detailing. These semis and terraces (presumably Willett) have full height bays that give a strong vertical emphasis small dormers, generally with barrel-shaped lead roofs aligned above, and white-painted sash windows. The property has been divided into flats and this application relates to the lower ground floor flat. The site is located within the Belsize Conservation Area and makes a positive contribution to the character and appearance of the conservation area. The site is located on a historically flood street and within an area at high risk of surface water flooding.

Relevant History

There is no relevant planning history.

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage
- CC2 Adapting to climate change
- CC3 Water and flooding

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Belsize Conservation Area Statement (2003)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be

given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

- 1.1. The application seeks planning permission for the construction of a lower ground floor single-storey rear extension and associated landscaping. The proposed extension would be 4m in depth, approximately 8m in width and would have a flat roof with a maximum height of approximately 3.1m. It would be constructed from brick to match the existing building, with timber sliding doors on the side and rear elevations and a flat sedum roof. Landscaping would comprise of a raised paved terrace directly to the rear of the extension, with an area of lawn toward the back of the garden and perimeter plantings.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- Design and Heritage
 - Neighbouring Amenity
 - Flooding and Drainage
 - Biodiversity

3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. The extension would be subordinate in scale to the host property and would retain an acceptable amount of usable garden space. The proposed materials would be sympathetic to the host property and conservation area setting.
- 3.3. The Home Improvements CPG outlines that extensions should also respect and preserve existing architectural features. The Belsize Conservation Area Statement notes *that "Adamson Road is a short, predominantly residential road with semi-mature cherry trees planted on the pavement...The houses at the northern end of the road are red brick with brick detailing. These semis and terraces (presumably Willett) have full height bays that give a strong vertical emphasis, small dormers, generally with barrel-shaped lead roofs aligned above, and white-painted sash windows".* The application property has two full height vertical bays on the front elevation which match the adjoining properties, however it is the only property within this group to have a full height vertical bay at the rear. The proposed extension would obscure rear vertical bay at lower ground floor level.
- 3.4. Whilst the Conservation Area Statement specifically mentions the vertical bays, it is clear that the significance is derived from the rhythm and uniformity of the front elevations of the wider group. Whilst the vertical bay on the rear elevation is still an important feature of the application property, this would be retained on the upper levels and the obstruction created by the extension would not be visible from the public realm and would have a minimal impact on the form and appearance of the bay overall. Additionally, on the rear elevation of the extension, the southern corner would be set back by one brick course to create a continuation of the visual line of the bay above.
- 3.5. The proposed landscaping would improve the appearance of the rear garden, which is currently gravel, by introducing natural grass and boundary planting. The greening of the rear garden

would be sympathetic to the conservation area setting and is supported.

- 3.6. As such, the proposal would not result in harm to the character and appearance of the host building or the wider conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

4. Neighbouring Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. The extension would be set back from the boundary shared with the neighbour at No.35 and due to its minor scale, it would not result in an increased sense of enclosure or loss of light or outlook. A side elevation glazed door is proposed, however this would not afford any additional views into this neighbouring site than those that are already available from the rear garden, and as such would not result in unacceptable harm to the privacy of neighbouring occupants.
- 4.3. To the north, the extension would sit adjacent to the shared boundary with No.37C. It is noted that the window on the other side of this boundary belongs to the kitchen of the application property, therefore the closest neighbouring opening is the rear garden door adjacent to this window. As shown on the rear elevation drawing, the extension would meet the 45-degree test in elevation and as such would not have an unacceptable impact on the light received by this neighbouring property. The extension would extend approximately 0.79m above the height of the existing boundary fence and it is not considered that this minimal addition height, when combined with the setback from the neighbouring door, would result in an unacceptable increased sense of enclosure or loss of outlook. Overall, the proposal would not result in unacceptable harm to neighbouring amenity.

5. Flooding and Drainage

- 5.1. Policy CC2 outlines that all development should adopt appropriate climate change adaptation measures including not increasing, and wherever possible reducing, surface water run-off through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS). Policy CC3 states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible and will require development to consider the impact of development in areas at risk of flooding (including drainage); incorporate flood resilient measures in areas prone to flooding; and utilise SuDS in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible.
- 5.2. The site is located on a historically flood street and within an area at high risk of surface water flooding.
- 5.3. The proposed extension would have a finished floor level 160mm above the external ground level. The external terrace would also be raised and would utilise permeable paving with free draining gravel and a permeable weed guard as a base layer. The grass to the rear would be free draining and soft landscaping is proposed around the site boundaries. The extension would also have a sedum green roof. These measures would suitably mitigate flood risk and surface water runoff at the site.
- 5.4. The Applicant has confirmed that the new hardstanding area comprises permeable blocks, with a layer of clean grit below and a clean aggregate as subbase which allows for drainage.
- 5.5. As such, it is considered that the proposal would not result in unacceptable impacts on flood risk at the site or surrounding area.

6. Biodiversity

- 6.1. A sedum green roof is proposed on top of the extension to promote biodiversity at the site in accordance with policy A3 of the Local Plan. A condition has been included to secure further details of the green roof to be submitted to and approved by the local planning authority prior to its installation.
- 6.2. It is important to note that this development is not subject to Biodiversity Net Gain (BNG) requirements as the application is below the de minimis threshold. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the Applicant's obligations.

7. Recommendation

- 7.1. Grant Conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th March 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: 2025/0154/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
Date: 11 March 2025

Development Management
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Phone: 020 7974 4444

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Casson Conder Partnership
167-169 Great Portland Street
London
W1W 5PF
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
37 Adamson Road
London
NW3 3HS

DECISION

Proposal: Erection of a lower-ground floor single storey rear extension and associated landscaping.

Drawing Nos: Location Plan; PL01; PL02; PL03; PL04; PL05; PL06; PL11A; PL12A; PL13A; PL14; PL15A; PL16A; Design and Access Statement (Casson Conder Partnership Architects, January 2025).

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:

Location Plan; PL01; PL02; PL03; PL04; PL05; PL06; PL11A; PL12A; PL13A; PL14; PL15A; PL16A.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof shall not be used as any form of roof terrace or external amenity area.

Reason: To protect amenity of adjoining occupiers in accordance with policy A1 of the Camden Local Plan 2017.

- 5 Before the relevant part of the works is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 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) 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 Biodiversity Net Gain (BNG) Informative (1/2):

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 is below the de minimis threshold.

++ 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).

5 Biodiversity Net Gain (BNG) Informative (2/2):

+ 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 and 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

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DECISION