

SITE LOCATION PLAN 2024/5138/P

Job no: drawing no: revision: scale @ A4 date: drawn by: checked by:
2307 - SV-01 1:1250 date - -

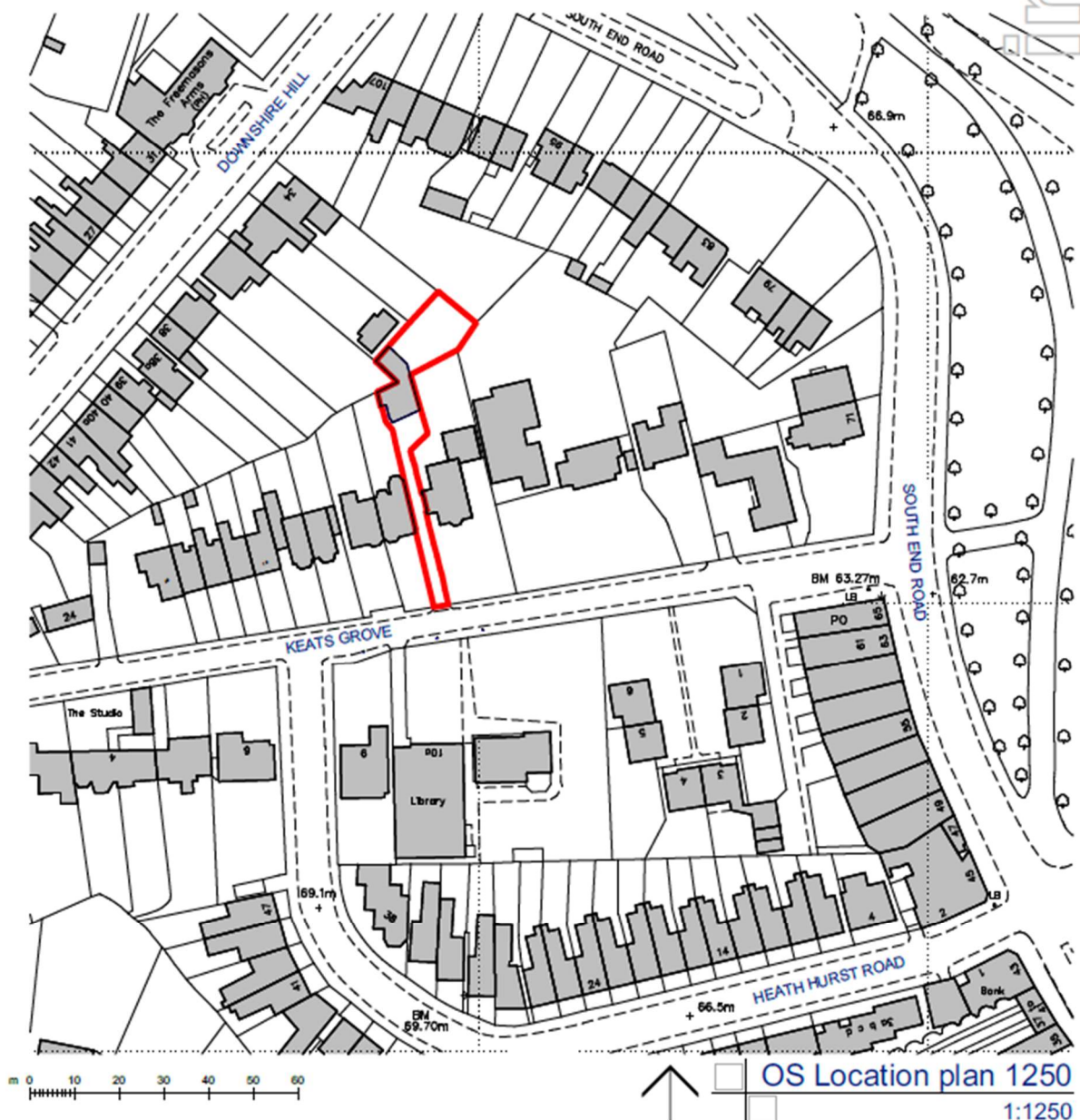
project:
14a Keats Grove
 drawing:
OS location plan

100 **PERRY + BELL LTD**
 ARCHITECTS
 21 WOODSTOCK ST
 LONDON W1C 2AP
 architecture@perryandbell.com T: 020 7495 6636



Rev Comment

Issued by Issue Date



Ordnance Survey © Crown Copyright
 All rights reserved. Licence No. 100007727

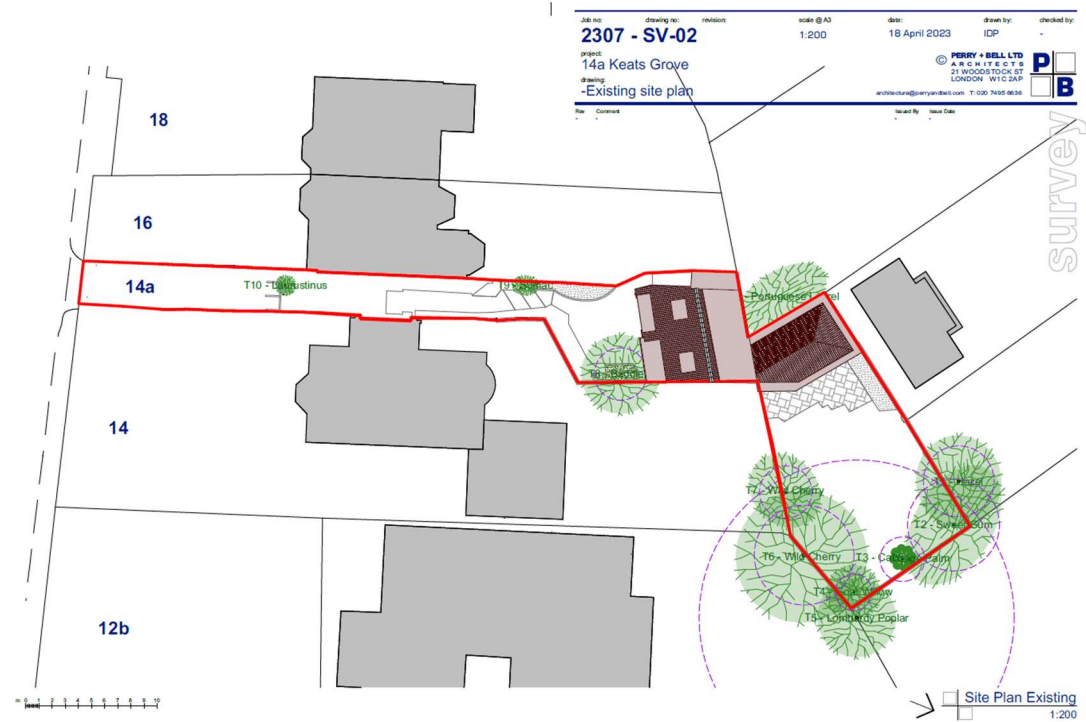


Figure 1: Existing Site Plan

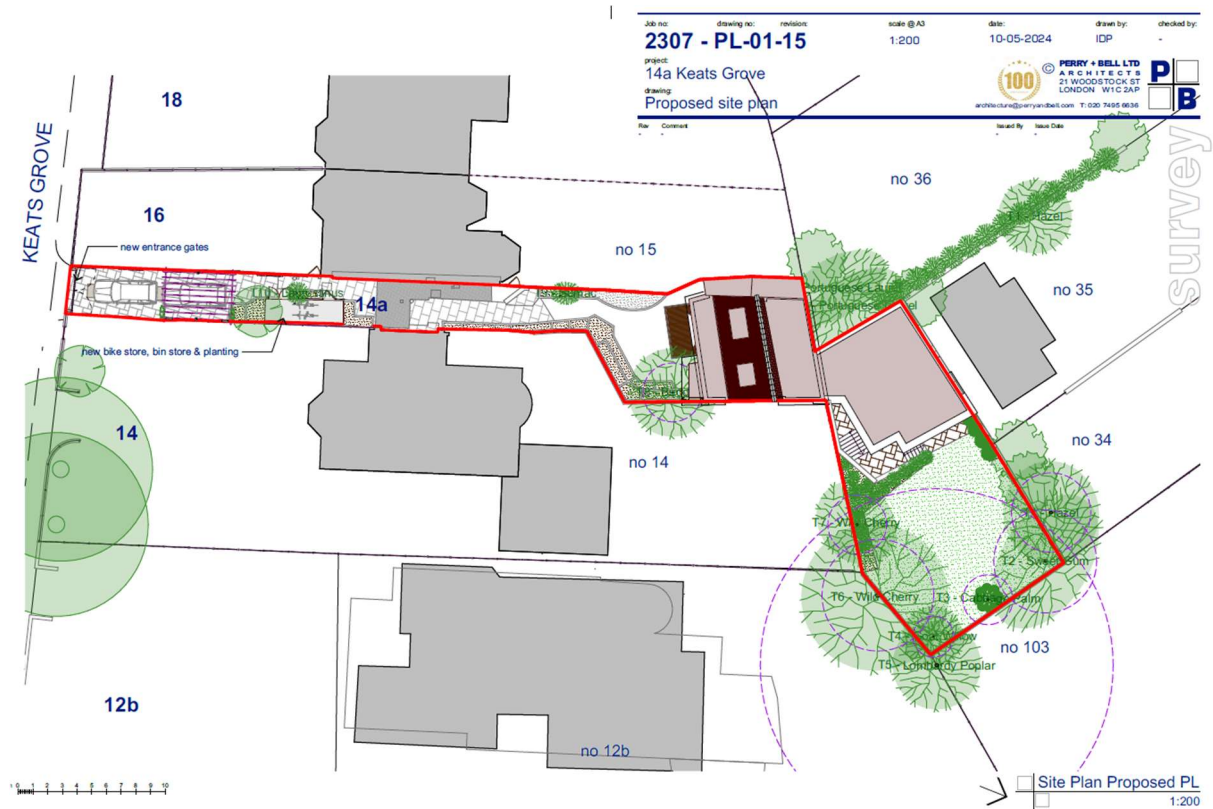


Figure 2: Proposed Site Plan

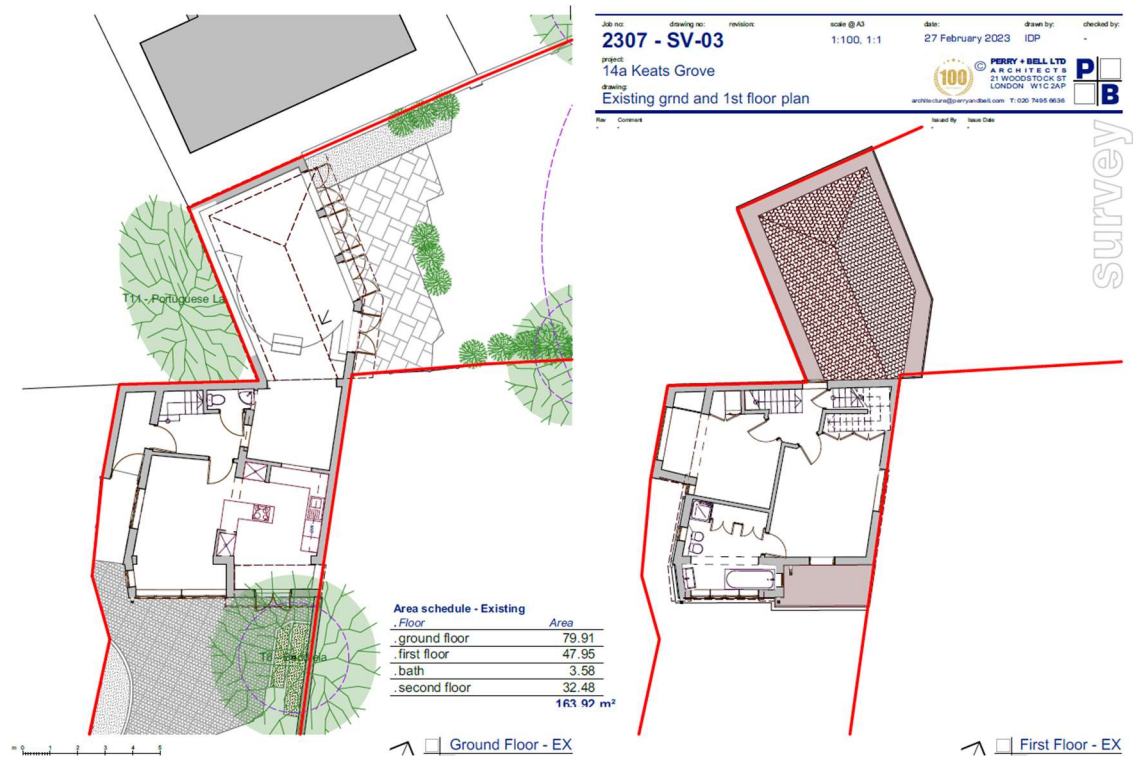


Figure 3: Existing Ground and First Floor Plan

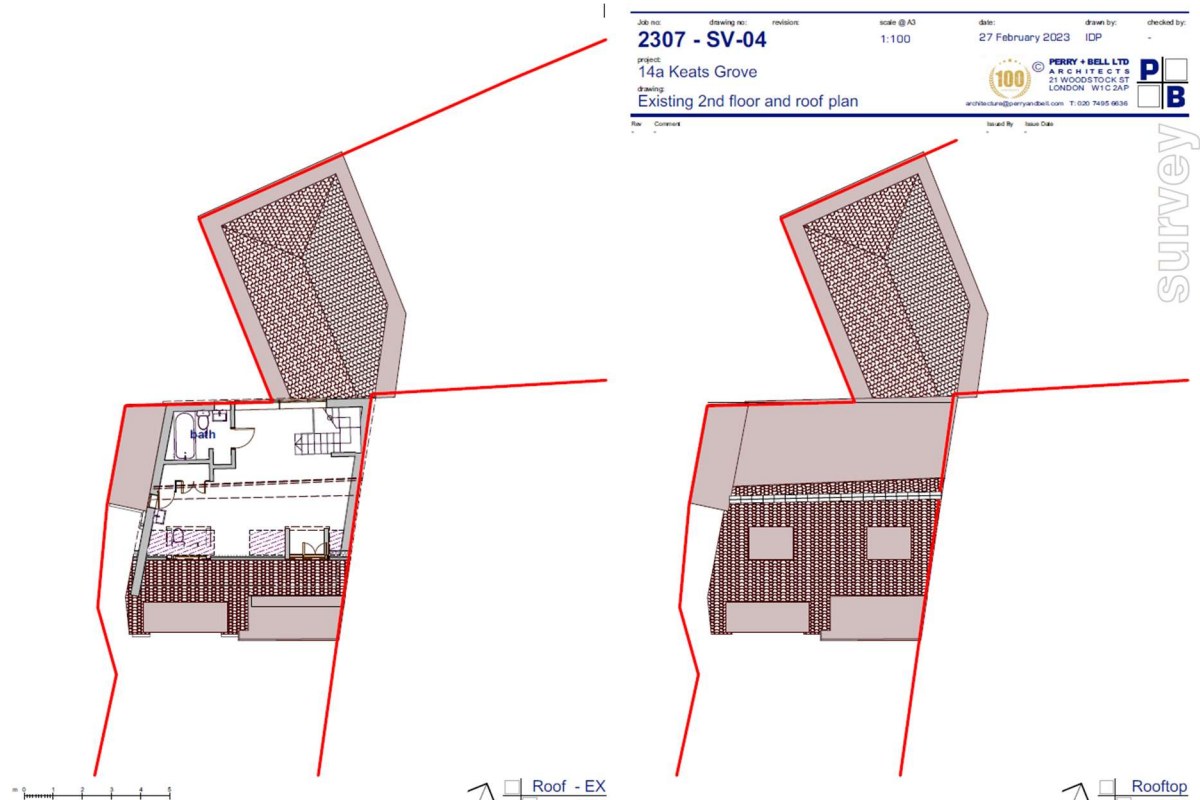


Figure 4: Existing 2nd Floor and Roof Plan

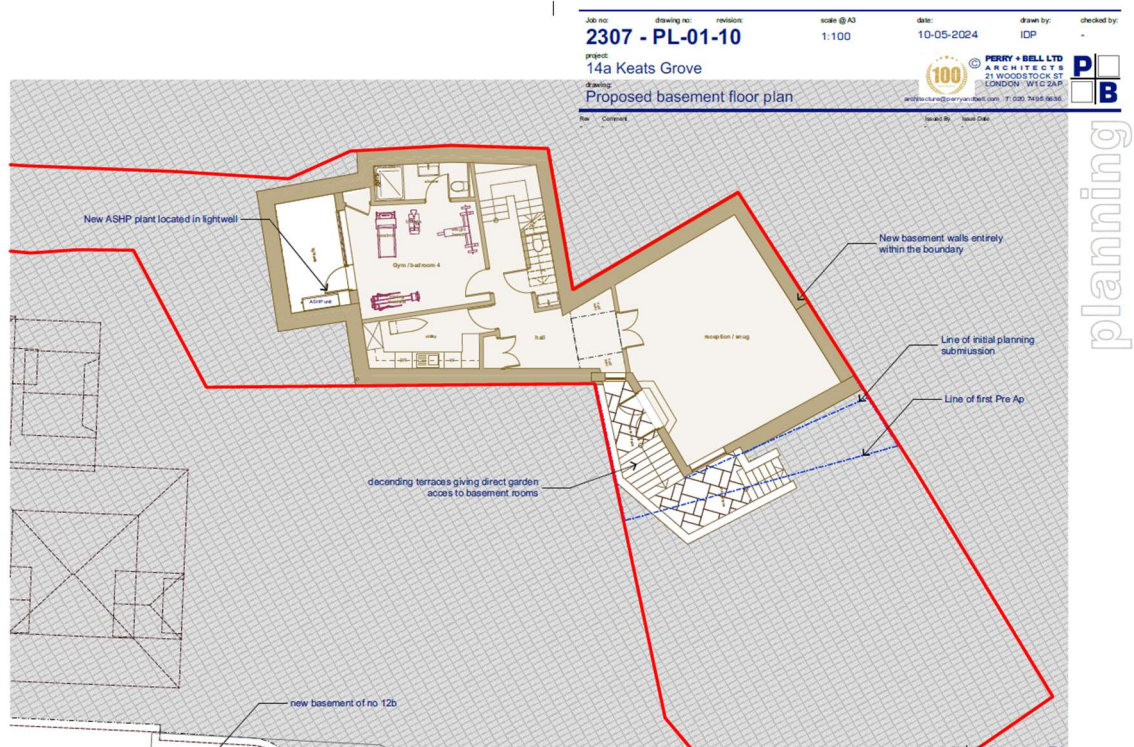


Figure 5: Proposed basement plan

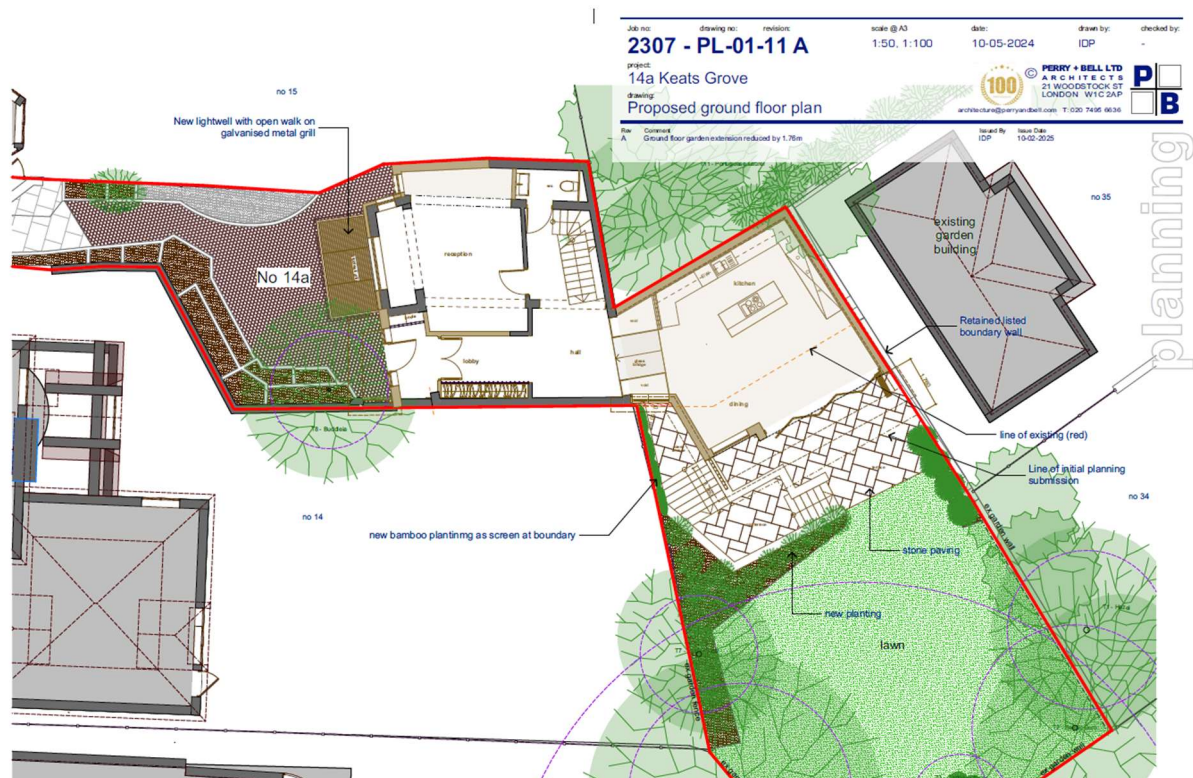


Figure 6: Proposed Ground Floor Plan



Figure 7: Proposed 1st Floor Plan

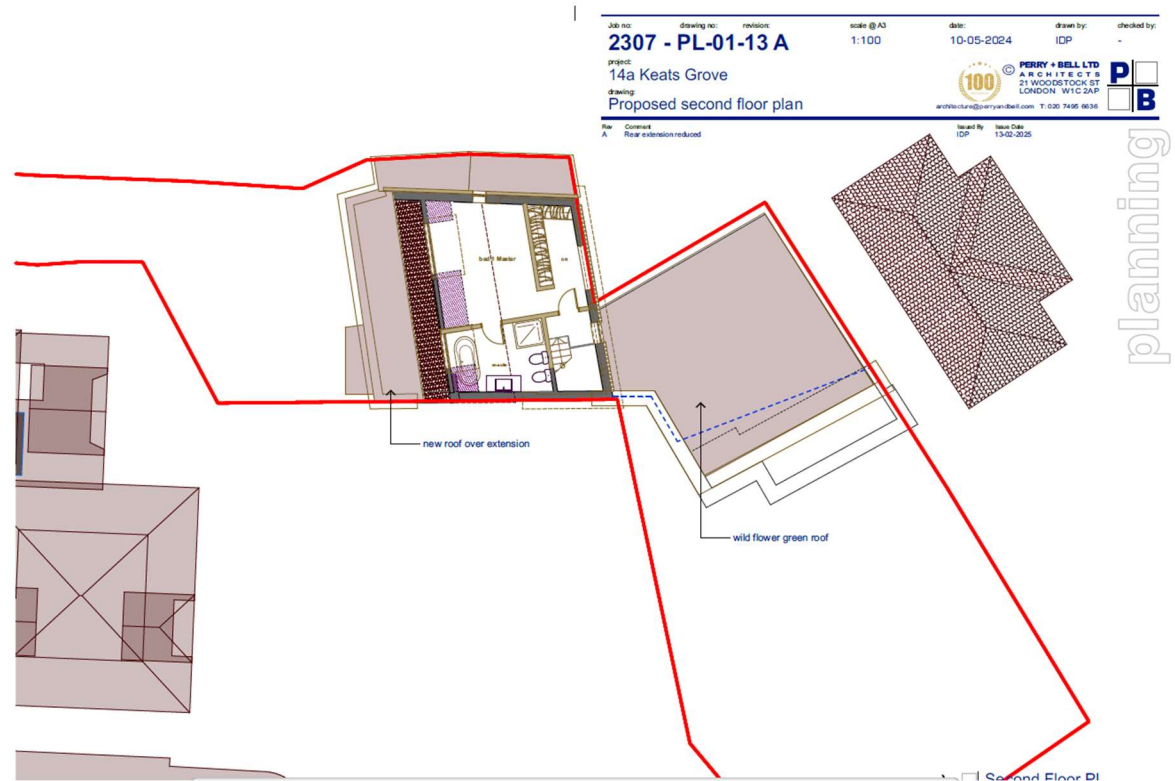


Figure 8: Proposed 2nd Floor Plan

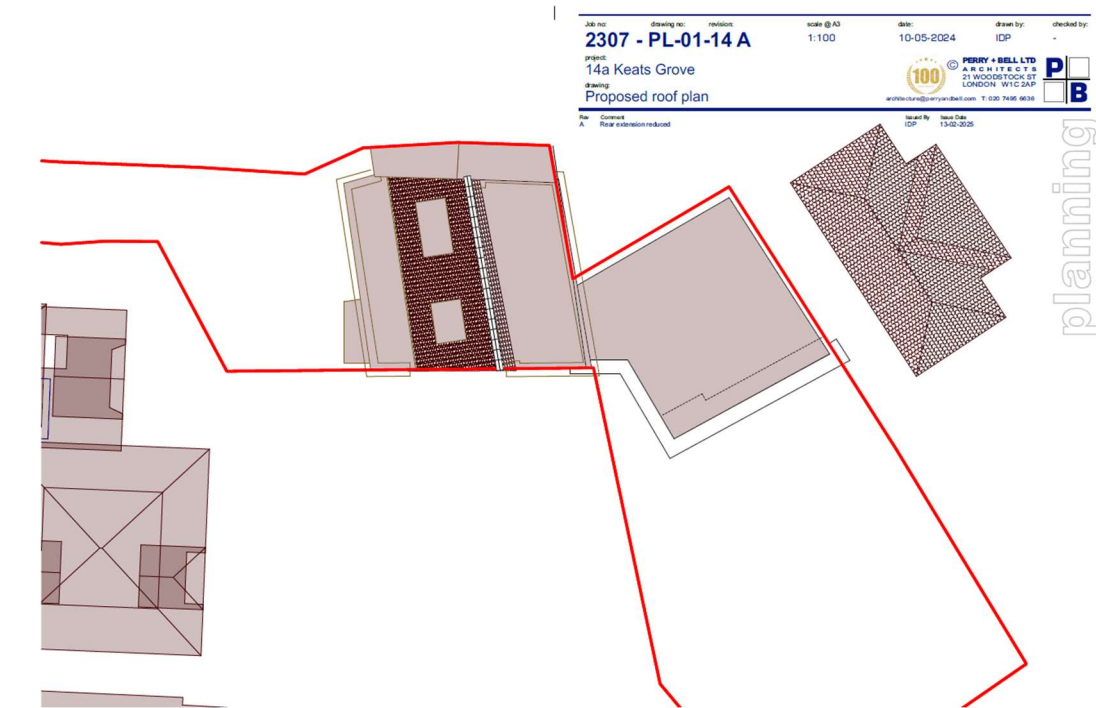


Figure 9: Proposed Roof Plan



Figure 10: Proposed Front Elevation

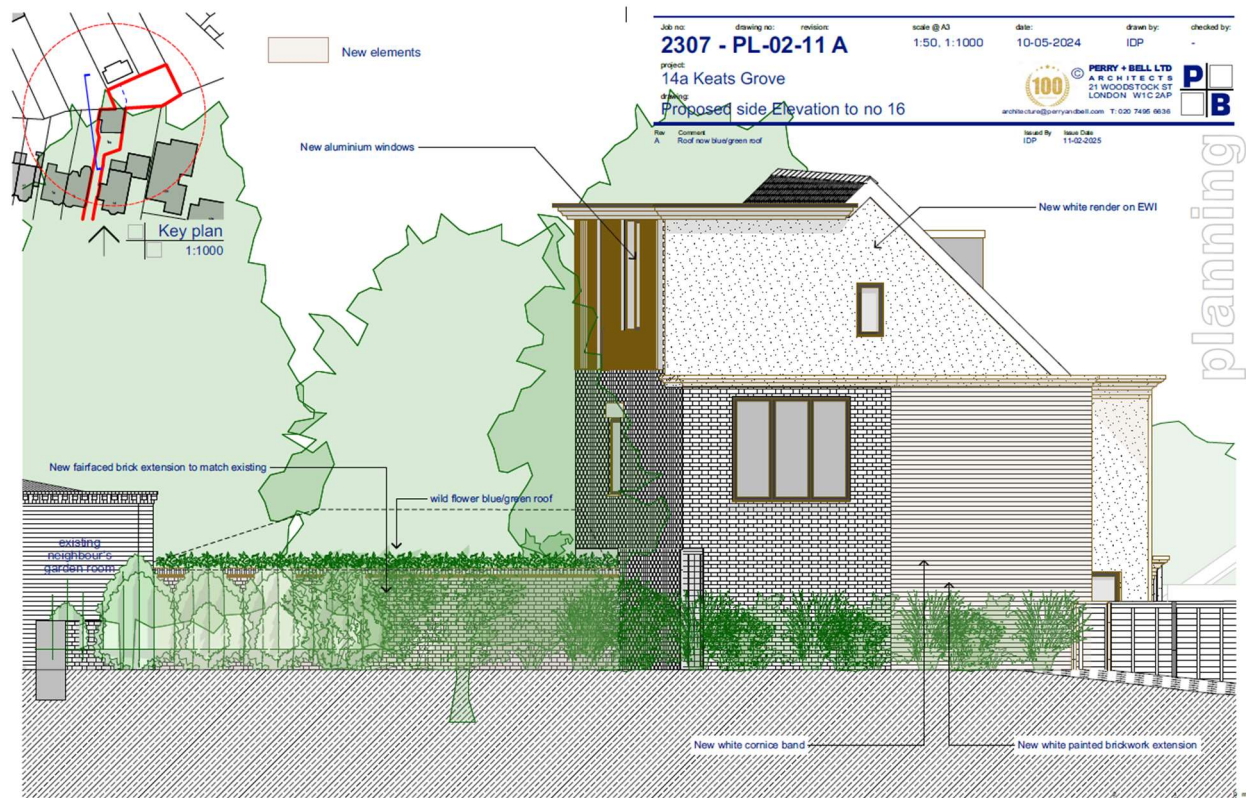


Figure 11: Proposed side elevation



Figure 12: Proposed side elevation

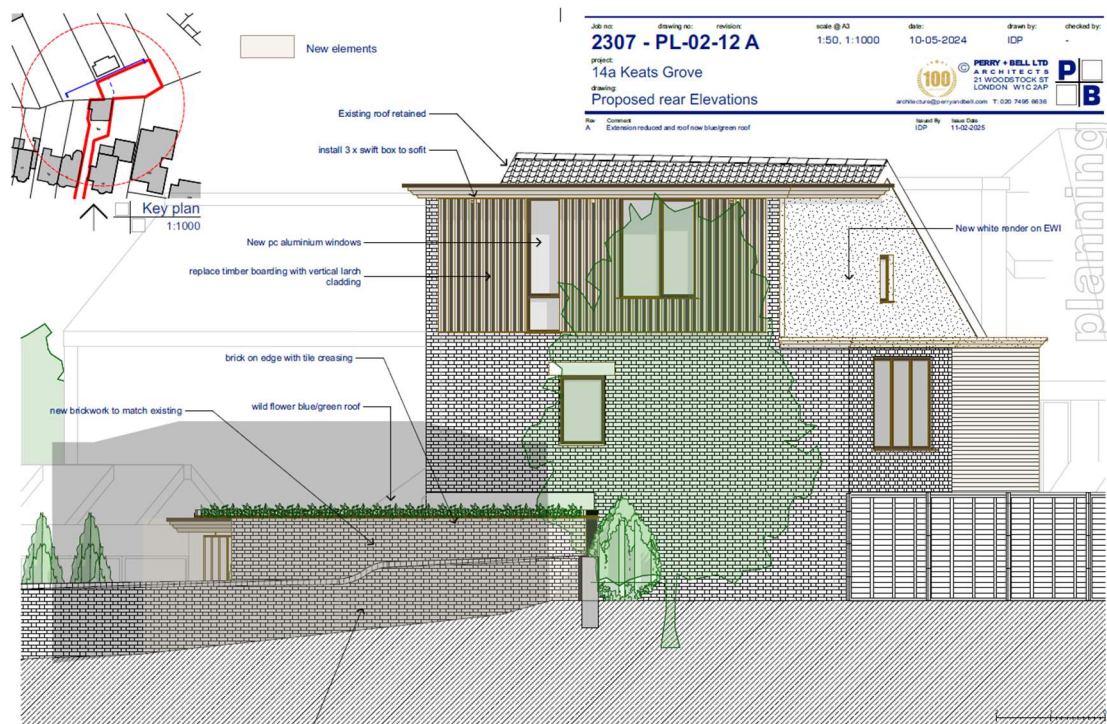


Figure 13: Proposed rear elevation

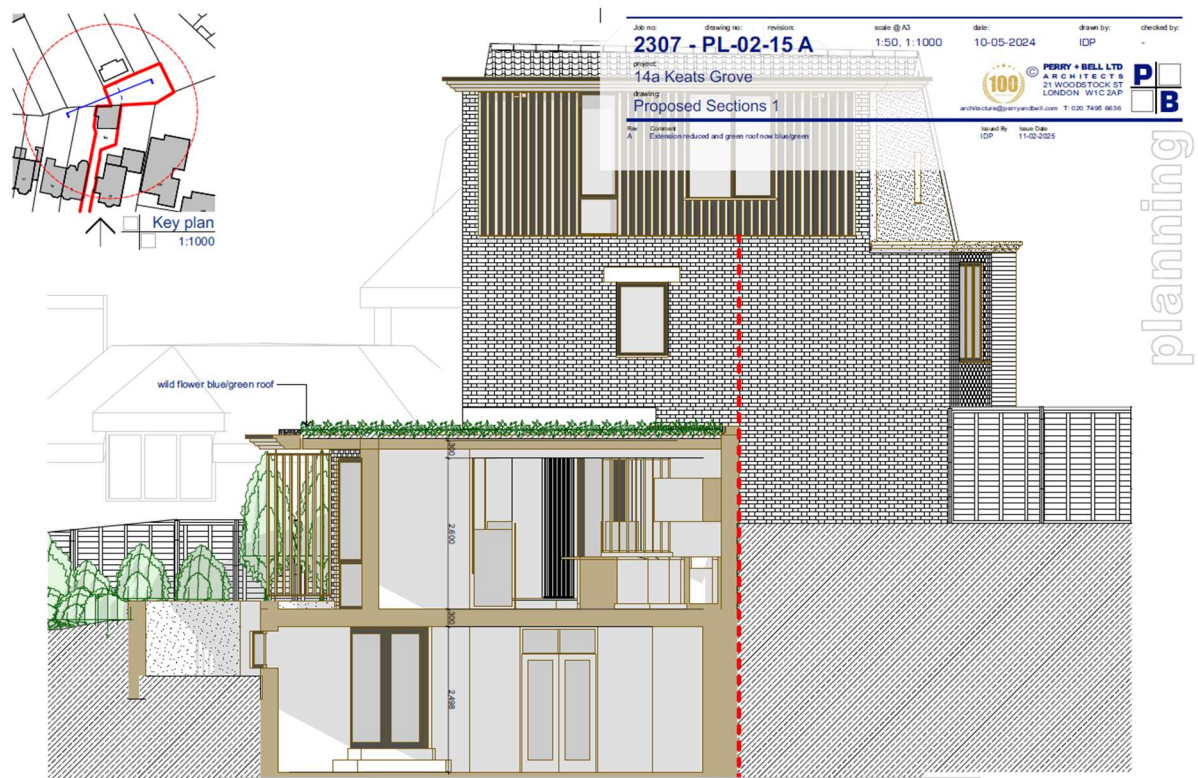


Figure 14: Proposed section

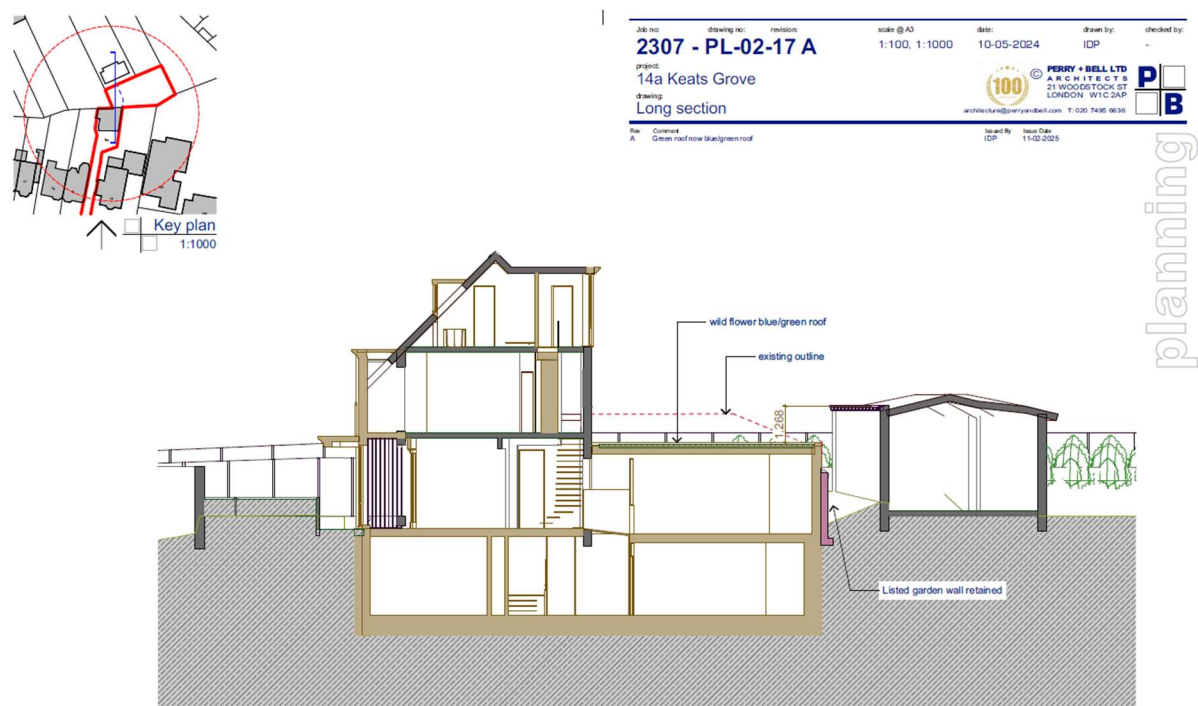


Figure 15: Proposed Section

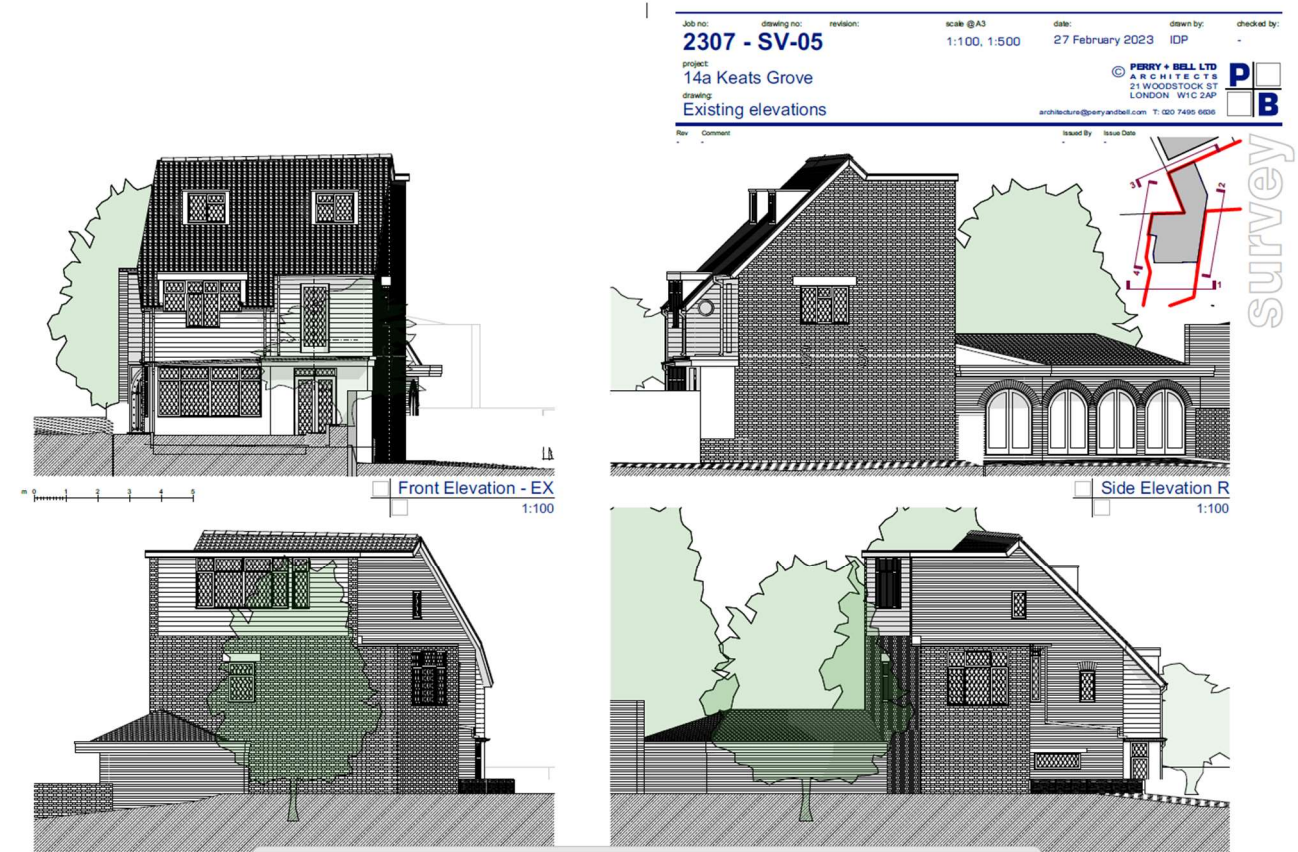


Figure 16: Existing Elevation

job no:	drawing no:	revision:	scale @ A3	date:	drawn by:	checked by:
2307 - PL-03-19				10-05-2024	IDP	-
project:	14a Keats Grove					
drawing:	CGI visual 3 - Rear garden					
Rev	Comment	Issued By				
1						

100

PERRY + BELL LTD
ARCHITECTS
21 WOODSTOCK ST
LONDON W1C 2AP
architecture@perrybell.com T: 020 7495 9636

P
B



Figure 17: Proposed CGI- Rear garden

job no:	drawing no:	revision:	scale @ A3	date:	drawn by:	checked by:
2307 - PL-03-20				10-05-2024	IDP	-
project:	14a Keats Grove					
drawing:	CGI visual 4 - rear garden					
Rev	Comment	Issued By				
1						

100

PERRY + BELL LTD
ARCHITECTS
21 WOODSTOCK ST
LONDON W1C 2AP
architecture@perrybell.com T: 020 7495 9636

P
B



Figure 18: Proposed CGI- Rear garden



Figure 19: Proposed CGI- Road Entrance



Figure 20: Proposed CGI – Front Yard

An aerial photograph of a residential neighborhood. A red location pin is placed on a house with the number '14A' on its roof. The house is a two-story brick building with a gabled roof. To the left of the pin is a large, white, rectangular building with a flat roof. The area is heavily wooded with many green trees. In the background, there are other houses and buildings. Labels 'Keats Grove' and 'Wentworth Man' are visible on the image, likely indicating street names or landmarks. The overall scene is a mix of urban development and natural greenery.

Figure 22: Site Photo



Figure 23: Site Photo



Figure 24: Site Photo



Figure 25: Site Photo



Figure 26: Site Photo

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/01/2025	
		N/A / attached		Consultation Expiry Date:		05/01/2025	
Officer				Application Number(s)			
Henry Yeung				2024/5138/P			
Application Address				Drawing Numbers			
14A Keats Grove London NW3 2RS				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Excavation of basement with front lightwell and rear sunken terrace; erection of single storey rear extension; erection of two storey infill extensions to front and side; installation of air source heat pump; replacement of windows; external alterations to building facades; relocation of dormer; and landscaping changes to front and rear including front boundary and driveway alterations.							
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	05
			No. Electronic	06		
Summary of consultation responses: <i>Officer response in Italic</i>	Site notices were displayed on 08/12/2024 and expired on 30/12/2024. A press notice was published on 12/12/2024 and expired on 05/01/2025.					
	Five objections were received from neighbouring occupiers during the consultation process.					
	Summary of Public Objections – 14A Keats Grove (2024/5138/P)					
	The key issues raised are summarised below.					
	Loss of Protected Open Space: The principal objection is that the proposal would result in further encroachment into designated Protected Open Space, contrary to planning policy. Objectors consider that any additional development within the garden/open space is unacceptable, regardless of the percentage increase, as the area forms an important biodiversity corridor and "green lung" that contributes positively to the character and appearance of the Hampstead Conservation Area. <i>The concerns are noted. While the proposal would result in limited encroachment into the Protected Open Space, the majority of the garden would remain open and verdant, and a green roof would be provided to help mitigate the loss of open space and provide biodiversity benefits. The concerns regarding the scale, footprint and basement development have been fully assessed in Section 4 of this report and are considered acceptable in this instance.</i>					
	Excessive Scale of Development: The proposal is considered excessive for a constrained backland site. Objectors note that the rear extension would substantially increase the building footprint, the basement would extend beneath the entire enlarged footprint, and the overall internal floor area would almost double (from approximately 1,700 sq ft to 3,200 sq ft). <i>The concerns regarding the scale of development are noted. The scale, footprint and basement development have been fully assessed in Sections 2 and 3 of this report and are considered acceptable in this instance.</i>					
	Impact on Character and Appearance: Although the revised design is acknowledged to be an improvement over previous schemes, objectors maintain that the scale of development would remain harmful to the character of the conservation area. They consider that further development would erode the historic garden setting behind Keats Grove and Downshire Hill, fail to respect the established townscape, and that greater attention should be given to the entrance treatment and architectural detailing to better reflect the surrounding historic character. <i>The concerns regarding the scale of development are noted. The scale, footprint and basement development have been fully assessed in Sections 2 and 3 of this report and are considered acceptable in this instance.</i>					
	Biodiversity and Trees: Concerns are raised that the proposal would reduce habitat and biodiversity, constrain future tree growth, adversely					

affect wildlife corridors, and potentially impact neighbouring trees through basement excavation. Objectors do not consider the proposed green roofs to provide adequate compensation for the loss of garden space.

The concerns regarding impacts on biodiversity, habitat, wildlife corridors and trees are noted. These matters, including the proposed green roof and potential impacts from the basement excavation, have been fully assessed in Section 6 of this report and are considered acceptable.

- **Conflict with Planning Policy:** It is argued that the proposal conflicts with Local Plan Policy A2 (Protected Open Space), Hampstead Neighbourhood Plan Policies DA1 and DA2 (Design and Neighbour Amenity), Policies NE2, NE3 and NE4 (Biodiversity and Trees), and Policy BA1 (Basement Development).

The concerns regarding conflict with planning policy are noted. The assessment below sets out how the proposal has been considered against the relevant Local Plan and Hampstead Neighbourhood Plan policies and explains why the development is considered acceptable and planning permission should be granted.

- **Neighbour Amenity:** Objections include concerns regarding overlooking from upper-level balconies and new windows, increased enclosure resulting from the side extensions, noise from the proposed air source heat pump, construction-related disturbance, and potential impacts of basement excavation on groundwater and neighbouring properties.

The concerns regarding overlooking, enclosure, noise, construction disturbance and the impacts of basement excavation are noted. These matters have been fully assessed in Section 5 of this report and are considered acceptable.

- **Construction Management:** Objectors consider that the Construction Management Plan underestimates the level of construction traffic associated with the basement works, that proposed road closures would be disruptive on the narrow street, and that the proposed construction hours exceed Camden's standard permitted working hours.

The concerns regarding construction traffic, road closures and construction hours are noted. These matters have been assessed in Section 7 (Transport) of this report, and a Section 106 legal agreement has been recommended to secure an appropriate Construction Management Plan and associated mitigation measures.

- **Accuracy of Submitted Information:** Several representations allege that the submitted drawings misrepresent the extent of development within the Protected Open Space, omit key dimensions, and contain inaccuracies within the Design and Access Statement, including references to a non-existent garden building. Concerns are also raised that insufficient information has been provided regarding the protection of adjacent heritage assets, including the Grade II listed wall at 35 Downshire Hill.

The concerns regarding the accuracy and adequacy of the submitted information are noted. Officers have reviewed the submitted drawings and Design and Access Statement, and sufficient heritage information has been provided to enable a full assessment of the proposal, including its impact on nearby heritage assets.

Hampstead Conservation Area Advisory Committee (CAAC) or the Hampstead Neighbourhood Forum	No comments were received from the Hampstead Conservation Area Advisory Committee (CAAC) or the Hampstead Neighbourhood Forum during the consultation period.
Downshire Hill Residents Association (DHRA) <i>Officer response in Italic</i>	The objection can be summarised as follows: • The proposal would result in further unjustified intrusion into valuable Protected Open Space on a constrained site. • A basement contained within the footprint of the existing dwelling, if otherwise acceptable, would already provide a substantial increase in residential floorspace. • There is no justification for additional development beyond the existing building footprint, particularly given the potential harm to the open space and its habitat value. • While improvements to the appearance and fabric of the existing building are supported in principle, these should not be dependent on or used to justify unnecessary enlargement of the dwelling. <i>The concerns regarding the extent of development and intrusion into the Protected Open Space are noted. While the proposal would increase the footprint and floorspace of the dwelling, the majority of the garden would remain open and verdant, with a green roof providing additional planting and biodiversity benefits to help mitigate the loss of open space. The scale and extent of the proposed extensions and basement have been assessed in the relevant sections of this report and are considered acceptable. The improvements to the existing building have been considered as part of the overall scheme but are not relied upon solely to justify the proposed enlargement.</i>
South End Road Residents Group <i>Officer response in Italic</i>	The objection can be summarised as follows: • The proposal would encroach onto existing green space, contrary to Camden's planning policies. • The proposed first- and second-floor balconies would result in overlooking and a loss of privacy for neighbouring properties on Keats Grove and South End Road. <i>The concerns regarding encroachment into green space and neighbouring privacy are noted. These matters have been fully assessed in Sections 4 and 5 of this report and are considered acceptable.</i>

Site Description

The application site comprises a detached dwelling located to the rear of Nos. 14 and 15 Keats Grove and accessed via a narrow driveway between those properties. The site occupies a backland plot within the Hampstead Conservation Area (Sub-area 3) and lies within designated Protected Open Space comprising the rear gardens of Keats Grove, Downshire Hill and South End Road.

The existing dwelling dates from the post-war period following the loss of an earlier detached villa during the Second World War. It has been subject to a number of extensions and alterations over time and is not considered to make a positive contribution to the Conservation Area. The surrounding area is characterised by mature landscaping and several Grade II listed buildings, including Nos. 12 Keats Grove and 34–38 Downshire Hill. The existing entrance and crossover to No.14A are identified within the Hampstead Conservation Area Appraisal as detrimental to the streetscape

Relevant History

No relevant planning history has been identified for either the application site or the surrounding area.

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the Impact of Development
Policy A2 – Open Space
Policy A3 – Biodiversity
Policy A5 – Basements
Policy D1 – Design
Policy D2 – Heritage

Hampstead Neighbourhood Plan (2018)

Policy DH1 – Design
Policy DH2 – Conservation Areas and Listed Buildings
Policy NE2 – Trees
Policy NE3 – Biodiversity
Policy BA1 – Basement Development

Camden Planning Guidance (CPG)

Design
Home Improvements
Amenity
Basements
Trees
Water and Flooding
Energy Efficiency and Adaptation

Hampstead Conservation Area Appraisal and Management Strategy (2001)

Draft Camden Local Plan

The Council has published the Draft Camden Local Plan (incorporating Site Allocations), which is currently progressing through the statutory plan-making process. The emerging Local Plan is a material consideration in the determination of planning applications, although it carries limited weight at this stage. The weight to be afforded to the emerging policies will increase as the Plan progresses towards adoption.

1. Proposal

1.1. Planning permission is sought for the excavation of a basement with front lightwell and rear sunken terrace; erection of a single-storey rear extension; erection of two-storey infill extensions to the front and side; installation of an air source heat pump; replacement of windows; external alterations to the building façades; relocation of a dormer; and associated landscaping works including alterations to the front boundary, driveway, and rear garden. The proposals have evolved through two pre-application enquiries and a withdrawn planning application (2023/5162/P), with revisions made in response to officer comments, particularly in relation to the scale of the rear extension and the design of the front elevation.

1.2. The principal planning considerations are:

- Design and Heritage
- Protected Open Space
- Residential Amenity
- Trees, Biodiversity and Landscaping
- Basement, Flood Risk and Construction
- Sustainability and Biodiversity

2. Design and Heritage

2.1. Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan seek high quality design that responds positively to local context whilst preserving or enhancing designated heritage assets. Similar objectives are reflected within the Hampstead Neighbourhood Plan, the Hampstead Conservation Area Appraisal and the National Planning Policy Framework.

2.2. The application site lies within Sub-area 3 of the Hampstead Conservation Area. Although the dwelling is set well back from Keats Grove and is largely screened from public views, it occupies a sensitive backland location surrounded by mature gardens and in proximity to several Grade II listed buildings.

2.3. The existing building makes a limited contribution to the character and appearance of the Hampstead Conservation Area due to its poor architectural quality and the cumulative effect of numerous unsympathetic additions. Although the dwelling is set well back from Keats Grove and largely screened from public views by Nos. 14 and 15, it remains visible from surrounding private gardens.

2.4. The revised proposals represent an improvement over previous schemes. The redesigned front elevation provides a more coherent architectural composition, with the proposed rendered finish reflecting the nearby Regency stucco villas and a more balanced fenestration pattern. The revised entrance treatment, together with the proposed gate posts and entrance gates, would enhance the appearance of the site entrance, which is identified within the Hampstead Conservation Area Appraisal as detrimental to the streetscape.

2.5. Whilst the Conservation Officer notes that the development will increase the footprint and massing of the development, given the constrained backland nature of the site and its historically ancillary character, the rear extension has been substantially reduced following pre-application discussions. The removal of the first-floor rear extension and reduction in footprint have resulted in a more subordinate form of development which reduces its visual prominence when viewed from neighbouring private gardens. Although the basement extends beneath the full footprint of the proposed building, it would not be visible from the public realm.

2.6. The proposal includes replacement windows, relocated dormers and improved architectural detailing. The revised fenestration is considered well proportioned and integrates successfully with the architectural composition of the building. The air source heat pump would be located within the front lightwell and would not be visible from the public realm, thereby resulting in no material harm to the character or

appearance of the Conservation Area.

- 2.7.** The rear extension would be confined to the rear of the property and would not affect the principal elevation or other publicly visible parts of the building. Given its limited visibility from public viewpoints, together with the improvements to the architectural quality of the existing building, the proposal would preserve the character and appearance of the Hampstead Conservation Area.
- 2.8.** The proposed basement has been designed to provide additional accommodation whilst limiting the amount of above-ground development on this constrained backland site. By locating a significant proportion of the additional floorspace below ground, the proposal reduces the need for further increases in the height and bulk of the building, thereby minimising its visual impact within the Hampstead Conservation Area. The basement would extend beneath the footprint of the proposed building and include a front lightwell and a rear sunken terrace. Whilst the basement occupies the full footprint of the proposed dwelling, it would not be visible from the public realm and would therefore have no material impact on the character or appearance of the streetscape or wider Conservation Area.
- 2.9.** The front lightwell has been designed to be discreetly integrated into the existing paved forecourt, with the air source heat pump located within the lightwell. As this element would be largely concealed from public view, it would not detract from the appearance of the site or the surrounding Conservation Area. The rear sunken terrace would be located within the private garden and would not be readily visible from public viewpoints. Together with the reduced scale of the revised rear extension, the below-ground accommodation allows the additional internal floorspace to be accommodated without introducing further above-ground massing. As such, the proposal represents a balanced design response to the constraints of the site.
- 2.10.** To ensure a high-quality finish, conditions are recommended requiring the submission and approval of detailed drawings and samples of the replacement windows, brickwork, timber cladding and metal railings.
- 2.11.** Overall, notwithstanding the increase in footprint and massing, the proposal represents a marked improvement to the appearance of the existing building and would preserve the character and appearance of the Hampstead Conservation Area. The development is therefore considered to accord with Policies D1 and D2 of the Camden Local Plan (2017), Policies DH1 and DH2 of the Hampstead Neighbourhood Plan, the Hampstead Conservation Area Appraisal and the heritage objectives of the National Planning Policy Framework.

3. Basement impact

- 3.1.** The location of the basement is proposed beneath the main dwelling, with a proposed floor area of 136 sqm. application is supported by a Basement Impact Assessment (BIA), Structural Method Statement, Flood Risk Assessment and Construction Method Statement. The BIA has been independently audited by Campbell Reith on behalf of the Council as a Category B Basement Impact Assessment, in accordance with Camden Planning Guidance: Basements and Policy A5 of the Camden Local Plan.
- 3.2.** Campbell Reith confirms that the Basement Impact Assessment has been prepared by suitably qualified professionals and complies with the Council's technical guidance. The assessment is informed by site-specific ground investigations, which confirm that the proposed basement would be founded within the London Clay Formation, with appropriate structural information and ground movement modelling provided to assess potential impacts on neighbouring properties.
- 3.3.** The audit concludes that the proposed basement would not adversely affect the hydrology, hydrogeology or land stability of the site or the wider area. Ground movement modelling predicts that impacts on neighbouring buildings would generally be limited to Burland Damage Category 1 (Very Slight). Whilst two sections of the adjacent Grade II listed garden wall have the potential to experience Category 2 (Slight) cosmetic damage, Campbell Reith accepts this in this instance as the wall is detached from the principal listed buildings, does not form part of an inhabited structure, and the impacts would be aesthetic rather than structural. The applicant will be required to enter into the appropriate Party Wall Agreements and undertake movement monitoring throughout construction.
- 3.4.** The Flood Risk Assessment concludes that, despite the site being located within a Local Flood Risk Zone, the proposal would result in an overall reduction in impermeable surfacing through the introduction of permeable paving and a green roof. Consequently, the development is expected to have a positive effect on surface water runoff rates, subject to the detailed drainage design being approved by the Lead

- 3.5.** The proposal has been assessed against the design requirements of Policy A5 of the Camden Local Plan. The basement comprises a single storey and, whilst extending beneath the proposed building footprint, remains visually subordinate to the host building. Given the backland location of the site and the absence of public views of the basement works, officers are satisfied that the proposal would have a limited visual impact and would preserve the character and appearance of the Conservation Area.
- 3.6.** Subject to compliance with the approved Basement Impact Assessment and the recommendations of Campbell Reith, the proposal is considered to comply with Policy A5 of the Camden Local Plan (2017), Camden Planning Guidance: Basements, and Policies BA1 and BA2 of the Hampstead Neighbourhood Plan.

4. Protected Open Space

- 4.1.** The application site lies within designated Protected Open Space comprising the rear gardens of Keats Grove, Downshire Hill and South End Road. Policy A2 of the Camden Local Plan seeks to resist development which would result in the loss or erosion of designated open space.
- 4.2.** A significant number of objections have been received raising concern regarding the proposed encroachment into the Protected Open Space. Objectors contend that any loss of open space is unacceptable in principle and would establish a precedent for incremental erosion of the designation.
- 4.3.** Officers acknowledge these concerns. However, the proposal relates to an extension of an existing dwelling situated within an established cluster of development already occupying the Protected Open Space. The revised scheme has reduced the footprint of the rear extension from previous submissions following officer advice.
- 4.4.** Whilst there would be a modest increase in the built footprint within the designation, the extension remains proportionate to the host building and occupies a relatively limited area in the context of the wider Protected Open Space. Furthermore, the proposal incorporates a green roof, biodiversity enhancements, new landscaping and sustainable drainage measures intended to mitigate the environmental impacts of the development.
- 4.5.** On balance, whilst some limited encroachment into the Protected Open Space would occur, officers consider that the revised proposal would not materially undermine the character or function of the wider designation. The proposal is therefore considered acceptable having regard to Policy A2 of the Camden Local Plan.

5. Residential Amenity

- 5.1.** Policy A1 of the Camden Local Plan seeks to ensure that development does not cause unacceptable harm to the amenity of neighbouring occupiers in terms of privacy, outlook, daylight, sunlight, noise or general disturbance
- 5.2.** A number of objections have been received raising concerns regarding overlooking, loss of privacy, overshadowing, noise associated with the proposed air source heat pump, and the overall scale of the development.
- 5.3.** The scheme has been significantly amended following pre-application discussions and the previously withdrawn application. The first-floor rear extension has been omitted, the footprint of the rear extension has been reduced, and the extension has been set back further from the shared boundary with No. 14 Keats Grove. These amendments have substantially reduced the visual impact of the proposal and improved its relationship with neighbouring properties
- 5.4.** No additional windows or openings are proposed that would materially increase opportunities for overlooking neighbouring properties. The revised proposal generally retains the existing pattern of fenestration and therefore the existing level of overlooking would remain largely unchanged. Furthermore, new bamboo planting is proposed along the boundary with No. 14 Keats Grove to provide additional soft screening between the properties, further reducing opportunities for overlooking and reinforcing the existing sense of privacy. The proposed green roof is intended solely as a biodiversity feature and is not designed or capable of being used as an accessible terrace.

- 5.5.** In terms of outlook and daylight, the proposed rear extension has been reduced in scale and repositioned away from the boundary compared with previous iterations of the scheme. The neighbouring garden outbuilding associated with Nos. 34–35 Downshire Hill is situated at a higher ground level than the application site and already forms a substantial built element along the shared boundary. Consequently, the existing relationship between the buildings already results in a degree of mutual overshadowing and enclosure. Given the reduced scale of the proposed extension, its setback from the boundary and the existing topography, the proposal would not result in any material increase in overshadowing, loss of outlook or sense of enclosure to neighbouring occupiers.
- 5.6.** The proposed air source heat pump would be located within the front lightwell, where it would be screened from public view. The Council's Environmental Health Officer has reviewed the submitted information and raised no objection to the proposed installation. The air source heat pump is therefore considered acceptable in noise and amenity terms and would not result in unacceptable impacts on neighbouring occupiers.
- 5.7.** A condition would also require the active cooling function of the air source heat pump to be disabled prior to first use, with the equipment thereafter used for heating purposes only.
- 5.8.** Overall, having regard to the revised design, the existing relationship between surrounding properties and the proposed mitigation measures, officers are satisfied that the development would preserve the residential amenity of neighbouring occupiers and complies with Policy A1 of the Camden Local Plan (2017).

6. Trees, Biodiversity and Landscaping

- 6.1.** Policies A3 (Biodiversity) and A5 (Basements) of the Camden Local Plan seek to protect existing trees and biodiversity whilst ensuring that development appropriately mitigates ecological impacts and incorporates opportunities for biodiversity enhancement.
- 6.2.** The application is supported by an Arboricultural Report, Arboricultural Method Statement and Tree Protection Plan. These documents have been reviewed by the Council's Tree Officer. The Tree Officer raises no objection to the removal of the Category U and C cherry trees and the Category C sumac, considering this acceptable. The proposed tree protection measures are also considered sufficient to protect the root protection areas of the retained trees. However, as no landscape scheme or replacement tree planting has been submitted, details of hard and soft landscaping, including replacement planting for the removed trees, should be secured by condition to ensure an appropriate level of urban greening and to preserve the visual amenity and character of the area.
- 6.3.** A number of objections have been received raising concerns regarding the potential loss of biodiversity, reduced growing space for trees and impacts on wildlife habitats. These concerns have been carefully considered.
- 6.4.** The proposal incorporates a range of ecological enhancements, including a wildflower green roof to the proposed single-storey rear extension, together with the provision of swift bricks, bat boxes and insect habitat features. These measures would contribute positively towards biodiversity and urban greening, helping to mitigate the limited loss of soft landscaping associated with the development.
- 6.5.** As this proposal relates to a householder application, it is exempt from the mandatory Biodiversity Net Gain (BNG) requirements introduced under Schedule 7A of the Town and Country Planning Act 1990. Accordingly, the submission of a Biodiversity Gain Plan is not required. Notwithstanding this exemption, the proposed biodiversity enhancements, including the green roof, represent a positive ecological benefit and are considered to accord with the objectives of Policy A3 of the Camden Local Plan.
- 6.6.** To ensure these ecological measures are delivered, a condition is recommended requiring the green roof to be installed and retained in accordance with the approved details, together with the implementation of the approved landscaping and biodiversity enhancements.
- 6.7.** Subject to compliance with the approved Arboricultural Method Statement, Tree Protection Plan and the recommended planning conditions, the proposal would not result in unacceptable harm to existing trees or biodiversity and is therefore considered to comply with Policies A3 and A5 of the Camden Local Plan (2017).

7. Transport

- 7.1.** The Council's Transport Officer has reviewed the proposal and raises no objection, subject to appropriate conditions and obligations.
- 7.2.** The proposed entrance gates at the vehicular access from Keats Grove are acceptable in principle. However, to ensure the safe operation of the public highway, a condition is recommended requiring the gates to open inwards into the site and not outwards over the public highway.
- 7.3.** The proposed basement excavation, together with the associated extensions and alterations, will require a Construction Management Plan (CMP) to minimise disruption to neighbouring occupiers and the surrounding highway network during the construction period. Accordingly, a Section 106 Agreement is required to secure a Construction Management Plan, together with an Implementation Support Contribution of £4,194 and an Impact Bond of £8,000. These measures will ensure that the development is carried out in a manner that safeguards residential amenity and the safe and efficient operation of the highway, in accordance with Policy A1 of the Camden Local Plan.
- 7.4.** The proposed basement is sufficiently set back from the public highway and, therefore, an Approval in Principle (AiP) assessment relating to the structural stability of the public highway is not required. Subject to the above requirements, the proposal is considered acceptable in transport and highways terms and complies with Policy A1 of the Camden Local Plan (2017).

8. Flood Risk and Sustainability

- 8.1.** The site is located on a previously flooded street, and the proposal includes habitable accommodation at basement level. A site-specific Flood Risk Assessment (FRA) has therefore been submitted and reviewed by the Council's Sustainability Officer. The latest Environment Agency mapping does not identify any notable surface water flood risk within the application site itself.
- 8.2.** Following consultation with the Sustainability Officer, additional information was provided to clarify the proposed flood mitigation measures. These include raised thresholds of at least 150mm to basement entrances, flood-resilient construction, non-return valves, drainage gullies to the front lightwell and rear basement area and positioning the air source heat pump above ground level.
- 8.3.** The development would also incorporate sustainable drainage measures, including permeable paving, a blue/green roof and rainwater harvesting.
- 8.4.** The Sustainability Officer has reviewed the additional information and confirmed that the outstanding flood risk and drainage concerns have been satisfactorily addressed. No objection is therefore raised, subject to conditions securing the detailed SuDS and flood protection measures.
- 8.5.** The development is therefore considered acceptable in terms of flood risk and drainage and would accord with Policies CC2 and CC3 of the Camden Local Plan and Policy SI 13 of the London Plan.

9. Conclusion

- 9.1.** The application has been significantly revised following two pre-application discussions and the withdrawal of the previous application. The revised scheme reduces the scale and massing of the development, particularly the rear extension, improves the architectural treatment of the existing dwelling and responds positively to the character and appearance of the Hampstead Conservation Area.
- 9.2.** Whilst objections have been received regarding the loss of Protected Open Space, biodiversity, neighbouring amenity and basement excavation, officers consider that the revised proposal strikes an acceptable balance between extending the dwelling and preserving the character and function of the surrounding area. The limited encroachment into the designated Protected Open Space would not materially undermine the wider designation, and the proposed landscaping, green roof and biodiversity enhancements would provide appropriate mitigation.
- 9.3.** The Basement Impact Assessment has been independently audited and found acceptable. The Council's Tree, Environmental Health, Sustainability and Transport Officers have also raised no objections, subject to appropriate conditions and planning obligations. The development would preserve the character and appearance of the Hampstead Conservation Area and the setting of nearby listed buildings and would not result in unacceptable harm to neighbouring residential amenity, trees, biodiversity, flood risk or highway

safety.

9.4. Overall, subject to appropriate planning conditions and the completion of the required Section 106 legal agreement, the proposal is considered to accord with Policies A1, A2, A3, A5, D1 and D2 of the Camden Local Plan (2017), Policies DH1, DH2, NE2, NE3 and BA1 of the Hampstead Neighbourhood Plan, the London Plan, the Hampstead Conservation Area Appraisal and the National Planning Policy Framework.

Section 106 Requirements

9.5. The Council's Transport Officer has confirmed that a Section 106 legal agreement is required to secure the following obligations:

- Construction Management Plan (CMP);
- CMP Implementation Support Contribution of £4,194; and
- CMP Impact Bond of £8,000.

9.6. Recommendation: Grant planning permission, subject to the completion of a Section 106 legal agreement securing the above obligations and the planning conditions set out in the decision notice.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th September 2026, 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: 2024/5138/P
Contact: Henry Yeung
Tel: 020 7974 3127
Date: 8 September 2026

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Perry + Bell Ltd.
21 Woodstock Street
London
W1C 2AP

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
14A Keats Grove
London
NW3 2RS

Proposal:

Excavation of basement with front lightwell and rear sunken terrace; erection of single storey rear extension; erection of two storey infill extensions to front and side; installation of air source heat pump; replacement of windows; external alterations to building facades; relocation of dormer; and landscaping changes to front and rear including front boundary and driveway alterations.

Drawing Nos: Site Location Plan;

Existing Drawings 2307-SV-02, 2307-SV-03, 2307-SV-04 and 2307-SV-05;

Proposed Drawings 2307-PL-01-08A, 2307-PL-01-10, 2307-PL-01-11A, 2307-PL-01-12A, 2307-PL-01-13A, 2307-PL-01-14A, 2307-PL-01-15, 2307-PL-02-02, 2307-PL-02-05A, 2307-PL-02-07, 2307-PL-02-10A, 2307-PL-02-11A, 2307-PL-02-12A, 2307-PL-02-13A, 2307-PL-02-14, 2307-PL-02-15A, 2307-PL-02-16 and 2307-PL-02-17A; CGI Visuals 2307-PL-03-02, 2307-PL-03-07, 2307-PL-03-18, 2307-PL-03-19A, 2307-PL-03-20A, 2307-PL-03-21 and 2307-PL-03-23A;

Additional Drawings 2307-PL-04-11 and 2307-PL-04-12;

and the following supporting documents: Planning and Heritage Statement, Flood Risk Assessment, Ground Investigation and Basement Impact Assessment, Plant Noise Impact Assessment, Preliminary Construction Method Statement and Management Plan, Structural Method Statement, Tree Protection Plan, and Tree Survey and Arboricultural Method Statement.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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;

Existing Drawings 2307-SV-02, 2307-SV-03, 2307-SV-04 and 2307-SV-05;

Proposed Drawings 2307-PL-01-08A, 2307-PL-01-10, 2307-PL-01-11A, 2307-PL-01-12A, 2307-PL-01-13A, 2307-PL-01-14A, 2307-PL-01-15, 2307-PL-02-02, 2307-PL-02-05A, 2307-PL-02-07, 2307-PL-02-10A, 2307-PL-02-11A, 2307-PL-02-12A, 2307-PL-02-13A, 2307-PL-02-14, 2307-PL-02-15A, 2307-PL-02-16 and 2307-PL-02-17A; CGI Visuals 2307-PL-03-02, 2307-PL-03-07, 2307-PL-03-18, 2307-PL-03-19A, 2307-PL-03-20A, 2307-PL-03-21 and 2307-PL-03-23A;

Additional Drawings 2307-PL-04-11 and 2307-PL-04-12;

And the following supporting documents: Planning and Heritage Statement, Flood Risk Assessment, Ground Investigation and Basement Impact Assessment, Plant Noise Impact Assessment, Preliminary Construction Method Statement and Management Plan, Structural Method Statement, Tree Protection Plan, and Tree Survey and Arboricultural Method 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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows

b) Plan, elevation and section drawings,

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017

- 6 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents:

Ground Investigation & Basement Impact Assessment prepared by GEA received on September 2024); and the recommendations set out in Campbell Reith's audit report revision F1 dated 12/05/2026

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development , 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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.

- 8 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 any proposed earthworks including grading, mounding and other changes in ground levels.] 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 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] [, prior to the occupation for the permitted use 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, A5 ,D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of above-ground development, full details of the sustainable drainage system including 62m² permeable paving, blue/green roof, and rainwater harvesting water butt shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to not increase the risk of flooding, and are required to put in place mitigation measures where there is known to be a risk of flooding. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- The proposed SuDS or drainage measures including storage capacities, coverage area
- Total impermeable and permeability of the existing and proposed areas
- Locations of SuDS measures and any drainage measures which also act as flood protection
- Blue/green roof substrate depth
- Lifetime maintenance plan and responsible party

Systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 11 Prior to occupation full details of flood protection measures including raised minimum 150mm thresholds at entrances at risk of flooding in a 1 in 100 flood event plus climate change plus details of other flood protection measures identified in section 15.2.4 of the Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority. Systems shall thereafter be permanently retained and maintained in accordance with the approved details.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan

- 12 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2021) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 14 The entrance gates serving the vehicular access from Keats Grove shall be installed and maintained so that they open inwards into the site only and shall at no time open or project outwards over the public highway.

Reason: To ensure the safe and convenient operation of the public highway and to prevent obstruction or danger to highway users, in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Biodiversity Net Gain (BNG) Informative (1/3):

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 a Householder Application.

2 Biodiversity Net Gain (BNG) Informative (2/3):

+ 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).

3 Biodiversity Net Gain (BNG) Informative (3/3):

+ 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 & 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.

4 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.

5 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.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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

Supporting Communities Directorate