

## 2026/3472/P 10 The Cottage Lyndhurst Road



*Figure 1 Site location plan*

Existing Site

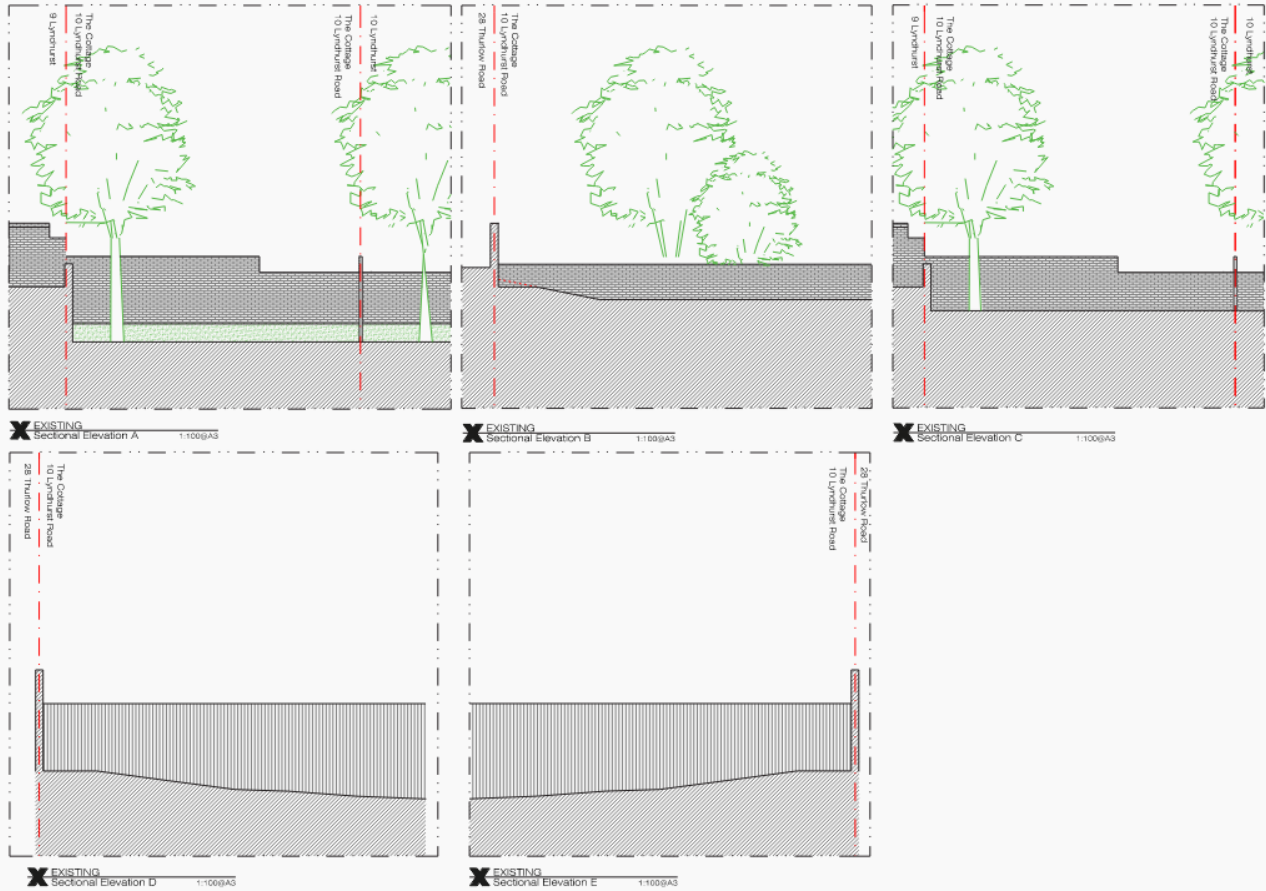


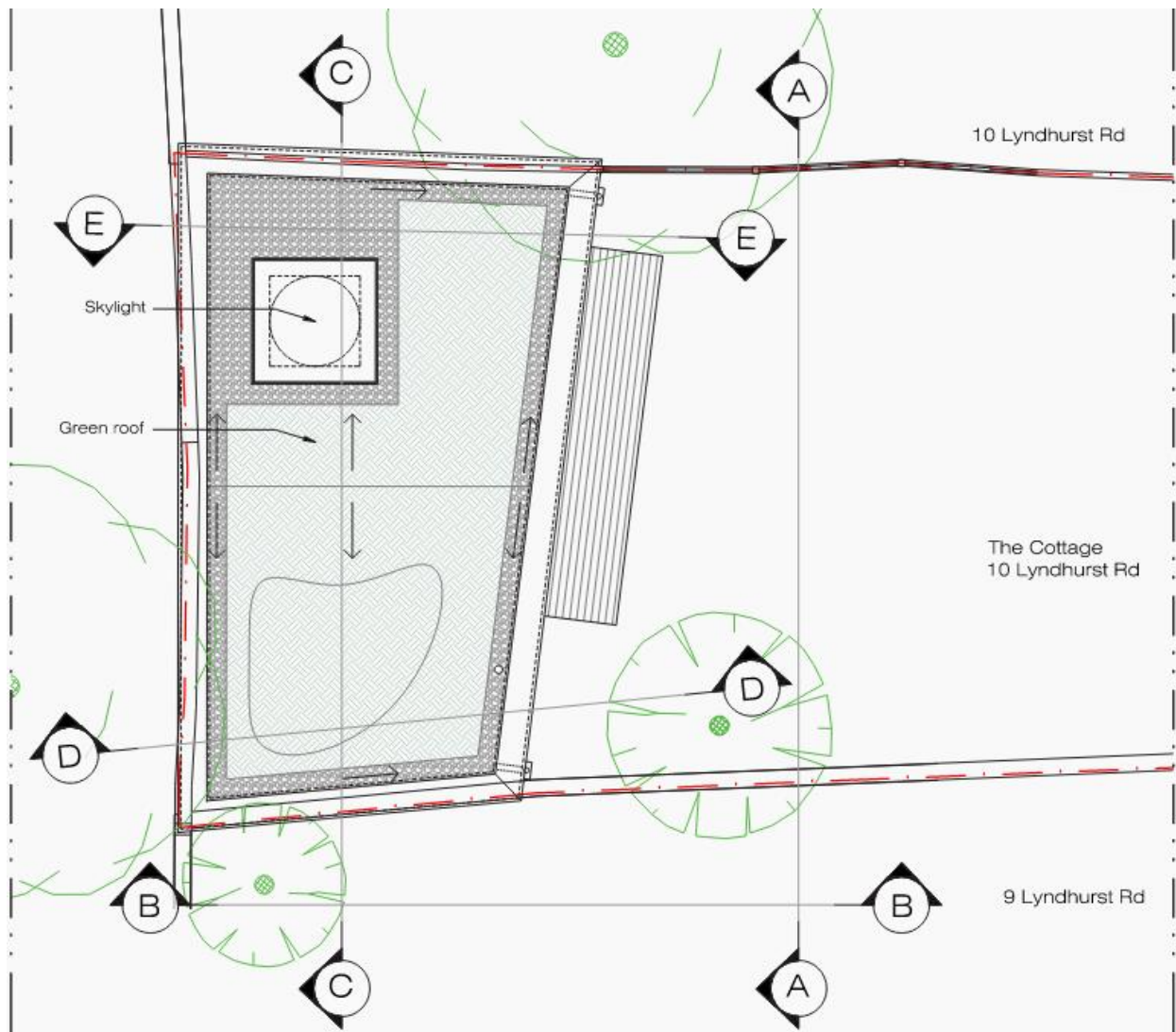
Figure 2 Existing site



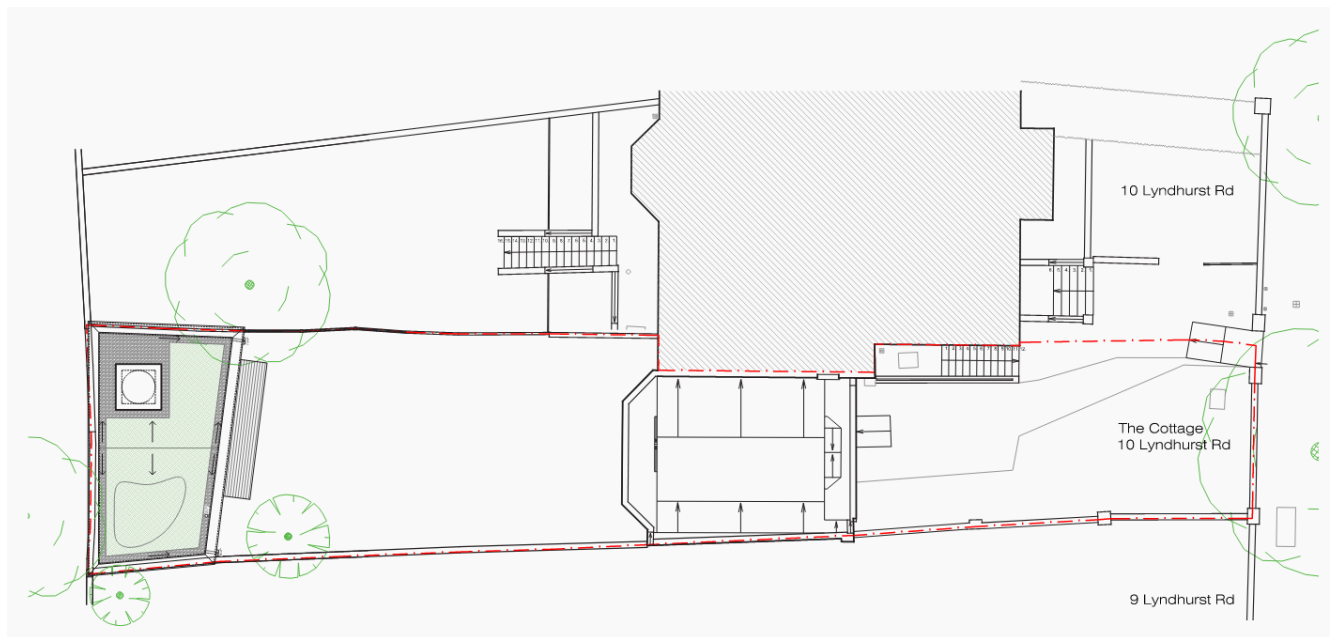
*Figure 3 Site photographs*



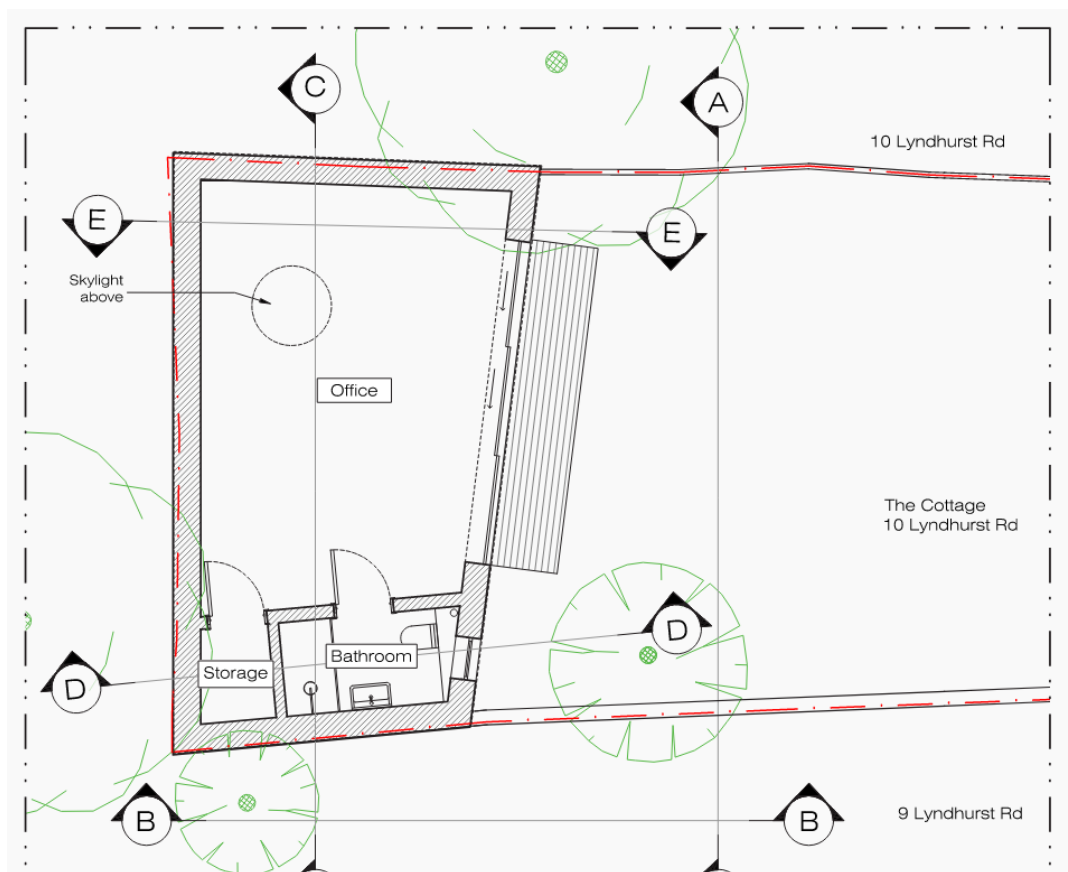
*Figure 4 Site photographs*



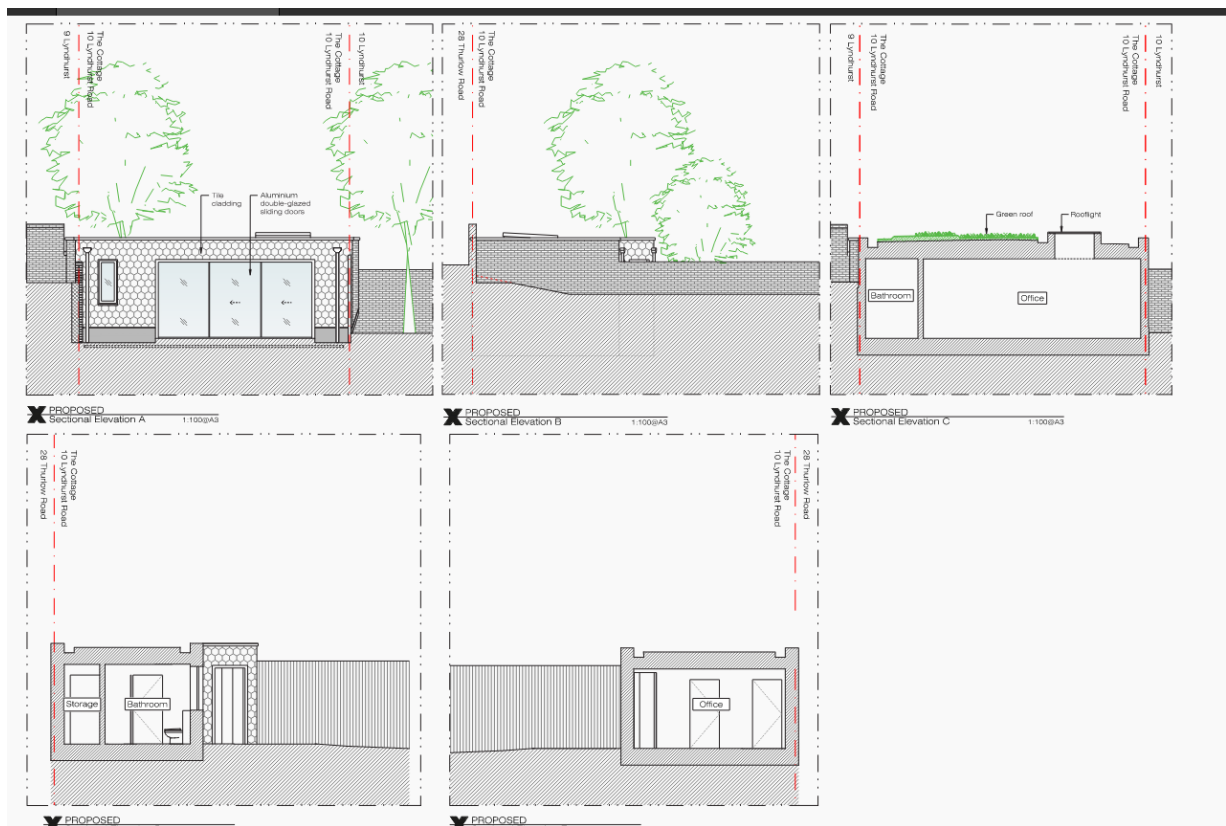
*Figure 5 Roof plan*



*Figure 6 Proposed site plan*



*Figure 7 Plan of outbuilding*



*Figure 8 Elevations and sections*



*Figure 9 Green roof species*

## EXTENSIVE BUILD UP EXAMPLE, not in scale

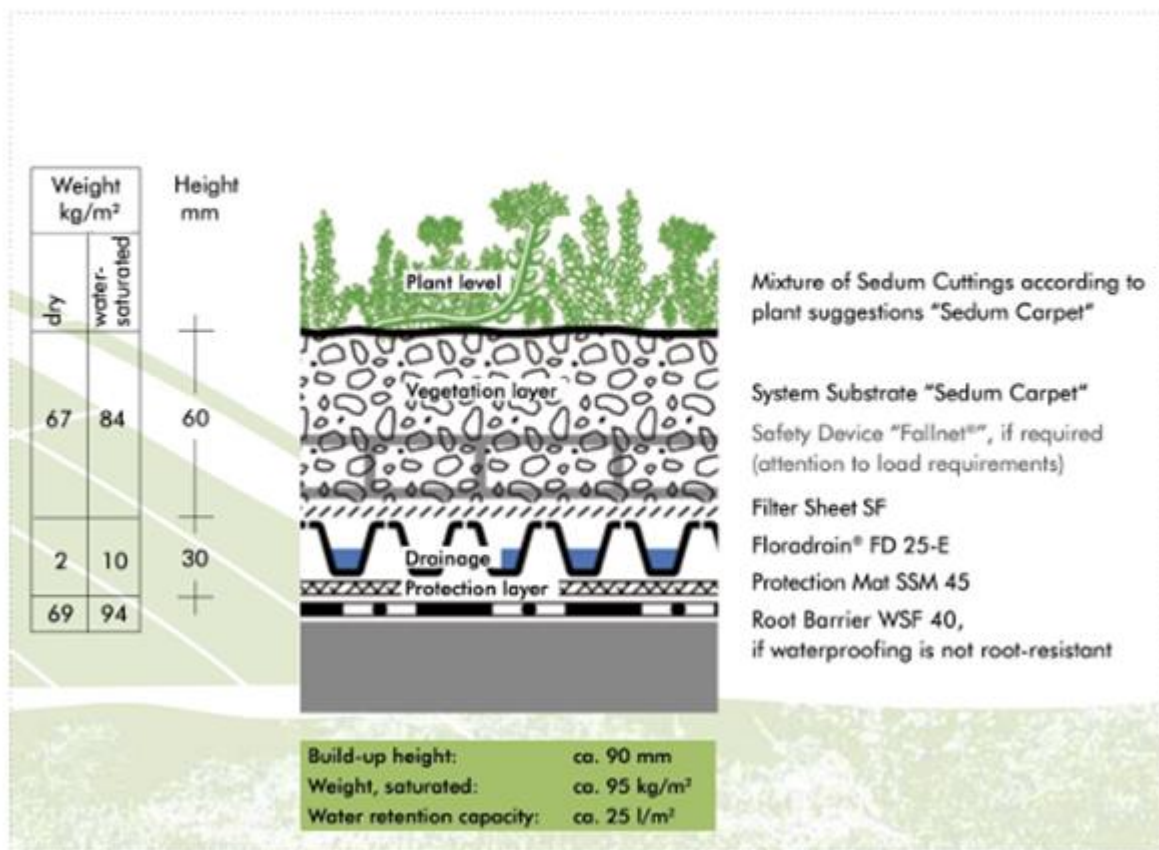


Figure 10 Green roof build up

|                                                                                                                                         |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------|----|-------------------|----|
| <b>Delegated Report</b><br>(Members Briefing)                                                                                           |                            | Analysis sheet                                                                                                                                                                                                                                                                 |                                     | Expiry Date:                 |    | 07/10/2026        |    |
|                                                                                                                                         |                            | N/A                                                                                                                                                                                                                                                                            |                                     | Consultation Expiry Date:    |    | 13/09/2026        |    |
| <b>Officer</b>                                                                                                                          |                            |                                                                                                                                                                                                                                                                                |                                     | <b>Application Number(s)</b> |    |                   |    |
| Josh Lawlor                                                                                                                             |                            |                                                                                                                                                                                                                                                                                |                                     | 2026/3472/P                  |    |                   |    |
| <b>Application Address</b>                                                                                                              |                            |                                                                                                                                                                                                                                                                                |                                     | <b>Drawing Numbers</b>       |    |                   |    |
| The Cottage<br>10 Lyndhurst Road<br>London<br>NW3 5PX                                                                                   |                            |                                                                                                                                                                                                                                                                                |                                     | See draft decision notice    |    |                   |    |
| <b>PO 3/4</b>                                                                                                                           | <b>Area Team Signature</b> | <b>C&amp;UD</b>                                                                                                                                                                                                                                                                | <b>Authorised Officer Signature</b> |                              |    |                   |    |
|                                                                                                                                         |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| <b>Proposal(s)</b>                                                                                                                      |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| Erection of a single-storey outbuilding with green roof, construction of decked patio and rebuilding of existing garden boundary walls. |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| <b>Recommendation(s):</b>                                                                                                               |                            | Grant conditional planning permission                                                                                                                                                                                                                                          |                                     |                              |    |                   |    |
| <b>Application Type:</b>                                                                                                                |                            | Householder Planning Permission                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>                                                                                               |                            | Refer to Draft Decision Notice                                                                                                                                                                                                                                                 |                                     |                              |    |                   |    |
| <b>Informatives:</b>                                                                                                                    |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| <b>Consultations</b>                                                                                                                    |                            |                                                                                                                                                                                                                                                                                |                                     |                              |    |                   |    |
| <b>Adjoining Occupiers:</b>                                                                                                             |                            | No. notified                                                                                                                                                                                                                                                                   | 00                                  | No. of responses             | 00 | No. of objections | 00 |
| <b>Summary of consultation responses</b>                                                                                                |                            | Site Notice: displayed from 19.08.2026 – 12/09/2026<br>Press Notice: displayed from 20.08.2026 – 13/09/2026                                                                                                                                                                    |                                     |                              |    |                   |    |
| <i>(Officer's responses) in italics)</i>                                                                                                |                            | No responses were received                                                                                                                                                                                                                                                     |                                     |                              |    |                   |    |
| <b>Local Group Comments:</b>                                                                                                            |                            | Hampstead Conservation Area Advisory Committee objected to the proposal:                                                                                                                                                                                                       |                                     |                              |    |                   |    |
| <i>(Officer's responses) in italics)</i>                                                                                                |                            | <ul style="list-style-type: none"> <li>It is over-sized for a small office truly related as ancillary to the host building, capable of being an alternative dwelling.</li> <li>It takes up excessive green garden space not compensated by the proposed green roof.</li> </ul> |                                     |                              |    |                   |    |

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <ul style="list-style-type: none"> <li>• Its location right to the boundary is an unwelcome feature of an outbuilding and should be resisted. Such location obstructs maintenance access to the fences/walls.</li> <li>• We lack all details of the construction which, from the section, appears a substantial building and base construction slightly sunk into the ground surface in an area subject to flooding.</li> <li>• <i>Officer's response: The outbuilding is ancillary to the main dwelling and cannot be used as an independent residential unit. A condition secured this.</i></li> <li>• <i>Officer's response: The size of the outbuilding is typical for a domestic ancillary outbuilding and a large garden is retained. It is not visible from the street and would have limited impact in private views. It has a flat roof and an extensive green roof with 13 wildflower species, providing a species-rich, biodiverse green roof.</i></li> <li>• <i>Officer's response: The location of the outbuilding adjacent to the boundary wall tucks it into the back of the garden and retains more garden as open vegetated space.</i></li> <li>• <i>Officer's response: Regarding maintenance, the roof is readily accessible from the front of the outbuilding, so adequate access for maintenance is already available. In order to achieve the originally approved ground levels, a retaining wall was required around the perimeter in any event. Introducing a maintenance gap would therefore require an additional wall along three sides of the building. A perimeter gap could also create its own maintenance issues by becoming a trap for leaves, standing water, debris and potentially dead animals, which may ultimately create more problems than it resolves. Planning permission was also granted under Ref. 2024/0698/P in October 2024 for a garden room without a gap.</i></li> </ul> |
| The Hampstead Neighbourhood Forum (HNF) | The HNF were consulted but did not comment on the application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Site Description

The site is The Cottage, 10 Lyndhurst Road NW3 5PX in the Hampstead Town Ward. The plot is oriented North-South and sits between two large semi-detached houses.

Located between nos. 9 and 10 Lyndhurst Road, the site is in the Fitzjohns / Netherhall Conservation Area, designated in 1984. Other conservation areas flank it: Hampstead to the North and east, Redington Frogna to the West, and Belsize Park to the South.

The plot contains a single two-storey dwelling in poor condition, resting against no.10A-D Lyndhurst Road, and a front and rear garden. Although the property on the site is not listed, it is identified within

the Conservation Area Appraisal as a building in a consecutive arrangement with nos.1-11, which makes a positive contribution to the area.

### **Relevant History**

**2024/0698/P** Demolition of existing single dwelling house (Class C3) and redevelopment to provide a 3 bedroom dwelling (Class C3) comprising basement, ground and first floors, with associated garden room, landscaping and air source heat pump. **Granted 23/10/2024**

**2026/1707/P** Erection of a part single-storey, part two-storey rear extension, the replacement of the existing roof with a second-floor mansard roof extension incorporating front and rear dormers, and associated façade alterations and landscaping works **Granted 29/07/2026**

**2025/5739/P** Erection of roof extension at 2nd floor level with front and rear dormer windows and façade alterations. **Granted 03/06/2026**

**2025/5819/P** Basement excavation, boundary treatments, bin store, hard and soft landscaping and associated works. **Granted 06/06/2026**

### **National Planning Policy Framework (2026)**

#### **The London Plan (2021)**

#### **Draft London Plan 2026**

The draft London Plan was published for consultation on 16th July 2026. Its weight at this time ahead of any responses to consultation is extremely limited

#### **Camden Local Plan (2017)**

- A1 – Managing the impact of development
- A2 – Open space
- A3 – Biodiversity
- A4 – Noise and vibration
- D1 – Design
- D2 – Heritage
- CC1 – Climate change mitigation
- CC2 – Adapting to climate change
- CC3 – Water and flooding
- H1 – Maximising housing supply
- H6 – Housing choice and mix
- T2 – Parking and car-free development

#### **Hampstead Neighbourhood Plan (2018) (HNP)**

- DH1: Design
- DH2: Conservation areas and listed buildings

- NE1: Supporting biodiversity
- NE2: Ecological Networks and Biodiversity Corridors
- NE4: Trees

### **Camden Planning Guidance**

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)
- Trees (2019)

### Draft Camden Local Plan

The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Local Plan Examination opened on 19<sup>th</sup> May 2026 and is scheduled to run until 11<sup>th</sup> June 2026.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Camden Local Plan (DCLP) is a material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. The degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **Assessment**

### **1. Proposal**

- 1.1. Planning permission is sought for the erection of an outbuilding in the rear garden to be used as a home office.
- 1.2. The building would be used for purposes incidental to the enjoyment of the main dwellinghouse, comprising a garden office with associated storage and bathroom facilities. It would remain functionally linked to the dwellinghouse and would retain a meaningful area of landscaped garden.
- 1.3. The outbuilding would be positioned discreetly towards the rear of the garden and would have a low- profile, flat-roofed form. Its principal garden-facing elevation would incorporate a minimally framed three-leaf aluminium double-glazed sliding-door system. A flat, double-glazed rooflight would provide further natural light to the interior.
- 1.4. The external walls would be finished in tile cladding laid in a fish-scale pattern, drawing upon the tiled roof form and detailing of the existing dwellinghouse. The doors, glazing frames, rooflight frame and rainwater goods would have a dark powder-coated aluminium finish. A

sedum green roof with 13 plant species/cultivars would cover the principal roof area, and a decked patio would be provided immediately adjacent to the building.

- 1.5. The existing garden boundary walls are in a poor structural condition, leaning significantly in places and at risk of collapse. The walls would therefore be rebuilt in their existing positions using matching brickwork and mortar.

## **2. Assessment**

- 2.1. The material considerations for this application are as follows:

- Design and Conservation - The visual impact upon the character and appearance of the host property, streetscene, and the Fitzjohns / Netherhall Conservation Area
- Amenity - The impacts of the scheme on any neighbouring occupiers.
- Tree and Biodiversity – The impacts of the scheme on trees and biodiversity.

## **3. Design and Conservation**

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high-quality contemporary design that responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, development within conservation areas shall preserve or, where possible, enhance the character or appearance of the area.
- 3.3. The proposed outbuilding would be single storey and positioned at the far end of the rear garden, away from the street-facing part of the site. It would be subordinate to the main dwelling in its scale, massing, location and function. Its discreet siting behind the host property, boundary treatment, and existing planting mean it would not be visible from Lyndhurst Road and would not impact public views within the Conservation Area.
- 3.4. Although contemporary in expression, the building would respond appropriately to its context. The simple flat-roofed form avoids competing with the more elaborate architecture of the host building, while the fish-scale tile cladding references the tiled roof form and detailing of the main house. Dark, minimally framed aluminium glazing would give the garden-facing elevation a visually lightweight appearance. The green roof would soften views from neighbouring properties, and would help integrate the building into its landscaped setting, and reinforce the garden character of the site.
- 3.5. The principle of an outbuilding of a similar scale and in a comparable rear-garden location has previously been accepted through planning permission reference 2024/0698/P. The previous permission demonstrates the acceptability of an outbuilding of this general scale and location. The 2024 permission remains capable of implementation and is therefore a material consideration in the assessment of the current proposal. However, the previously approved and currently proposed outbuildings occupy the same location and have the same dimensions.

It would therefore only be possible to implement one of the two permissions; the current proposal would not result in an additional outbuilding alongside that previously approved.

- 3.6. The scheme would retain a meaningful area of garden around and between the outbuilding and the main dwelling. Rebuilding the structurally unsound garden boundary walls in matching brickwork and mortar would preserve their established appearance and secure the long-term integrity of the garden enclosure.
- 3.7. The proposal would therefore preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area and would cause no harm to the significance of this designated heritage asset.
- 3.8. Accordingly, the proposal represents high-quality, contextually responsive design and complies with London Plan Policies D3, D4 and HC1, Camden Local Plan Policies D1 and D2, Hampstead Neighbourhood Plan Policies DH1 and DH2, and the relevant conservation area and Camden planning guidance.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. In terms of neighbouring amenity, the position of the outbuilding towards the end of the rear garden, and its subsequent distance from the surrounding boundaries, means it would not impose any negative impact in terms of loss of daylight, sunlight or privacy on any of the neighbouring properties.
- 4.3. Glazing would be concentrated within the elevation facing into the application site's own garden. The remaining elevations are predominantly solid, and the rooflight would provide daylight without creating opportunities for direct overlooking. The siting and orientation of openings would therefore avoid harmful overlooking or loss of privacy to neighbouring homes and gardens.
- 4.4. The office, storage and bathroom accommodation would be used for purposes incidental to the enjoyment of the main dwelling (secured by condition). Its domestic-scale use would not be expected to generate materially greater activity, noise or disturbance than the lawful residential use of the garden. The proposal would therefore preserve neighbouring residential amenity in accordance with Camden Local Plan Policy A1, Hampstead Neighbourhood Plan Policy DH1 and the relevant Camden planning guidance.
- 4.5. In light of the above, the works would not have any significant impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

#### **5. Trees and Biodiversity**

- 5.1. An arboricultural assessment was submitted with the proposal that stated that no trees would be lost due to the scheme and included tree protection methods. The assessment and tree protection methods were considered acceptable, and conditions are proposed to protect the existing trees.
- 5.2. The proposed outbuilding has been sited and designed with regard to the existing trees within and adjoining the rear garden. Tretac prepared a Tree Survey and Method Statement and a Tree Protection Plan to support the application. These documents confirm that the development can be undertaken without unacceptable adverse effects on retained trees and set out the protective measures and working methods to be followed throughout construction. These methodologies are secured by condition as requested by the council's Tree Officer.
- 5.3. Policy NE1 of the Neighbourhood Plan states that the Plan encourages all residential development, including garden buildings, to explore opportunities to provide a 1-metre gap at the end of the rear (or main) garden to provide space for planting and the movement of wildlife. However planning permission has been granted for an outbuilding that sits against the wall (see consultation section). The policy states "encourages" which is not should or must. Providing a gap would necessitate the erection of an additional retaining wall which would have embodied carbon. The previous permission did not propose a gap around the outbuilding. Providing a gap would not provide any meaningful commuting corridor for wildlife given that the existing boundary treatments are not permeable. A 1 metre gap between a retaining wall/boundary treatment and an outbuilding would not support meaningful soft landscaping due to a lack of light and space to establish and grow. The proposal includes an intensive green roof that will enhance biodiversity above and beyond the previously approved site landscaping (which included bird boxes, bat boxes, a hedgehog highway, 7 additional trees flower rich shrub planting) associated with the extensions to the main house which was granted and secured by condition under permission 2026/1707/P. The landscaping condition secured as part of Ref. 2026/1707/P is noted here for information but carries little weight for this permission as it is not secured by condition.
- 5.4. As a householder application, the proposal falls within the statutory biodiversity gain condition exemption and is not required to deliver or evidence the mandatory 10% biodiversity net gain. The extensive sedum green roof would create additional planted habitat, provide foraging opportunities for invertebrates, contribute to rainwater attenuation and soften the appearance of the building within its garden setting. A section, maintenance plan and species list for the green roof have been provided, which shows that the green roof would be sustainable and provide for a wide variety of wildflowers.
- 5.5. In light of the above the proposed development is considered to be in accordance with planning policy A3 of the Local Plan and policies NE1, NE2 and NE4 of the Hampstead Neighbourhood Plan.

## **6. Conclusion and Recommendations**

- 6.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Hampstead Conservation Area and would not impact on residential amenity. As such, the proposals are considered to accord with the requirements of Policies A1, A3, D1, and D2 of the Camden Local Plan

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| 2017. It is therefore recommended that planning permission be granted subject to relevant conditions. |
|                                                                                                       |

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 28 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/3472/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: [Josh.Lawlor@camden.gov.uk](mailto:Josh.Lawlor@camden.gov.uk)  
Date: 21 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**The Cottage**  
**10 Lyndhurst Road**  
**London**  
**NW3 5PX**

# DECISION

Proposal:

Erection of a single-storey outbuilding with green roof, construction of decked patio and rebuilding of existing garden boundary walls.

Drawing Nos: EX-01 P-00; EX-02 P-00; EX-03 P-00; PA-01 P-00; PA-02 P-00; PA-03 P-00;  
Materials Schedule (XUL Architecture, August 2026).

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:

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 Tree Protection measures

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy NE4 of Hampstead Neighbourhood Plan (2018).

- 5 Details of green roof

The living roof on the outbuilding 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, landscaping and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and NE1: Supporting biodiversity of the Hampstead Neighbourhood Plan (2018).

- 6 Outbuilding as an ancillary use

The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Cottage 10 Lyndhurst Road NW3 5PS.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become an independent self-contained dwelling, in accordance with policies H1, H6, A1, T2 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).

- 2 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.

- 3 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).
- 4 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.

- 5 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](http://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.

- 6 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.

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-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

Chief Planning Officer

**DRAFT**

**DECISION**