

2026/1517/P – 64 Canfield Gardens, NW6 3EB

Site Location, Plans and Photographs



Figure 1. Site Location Plan

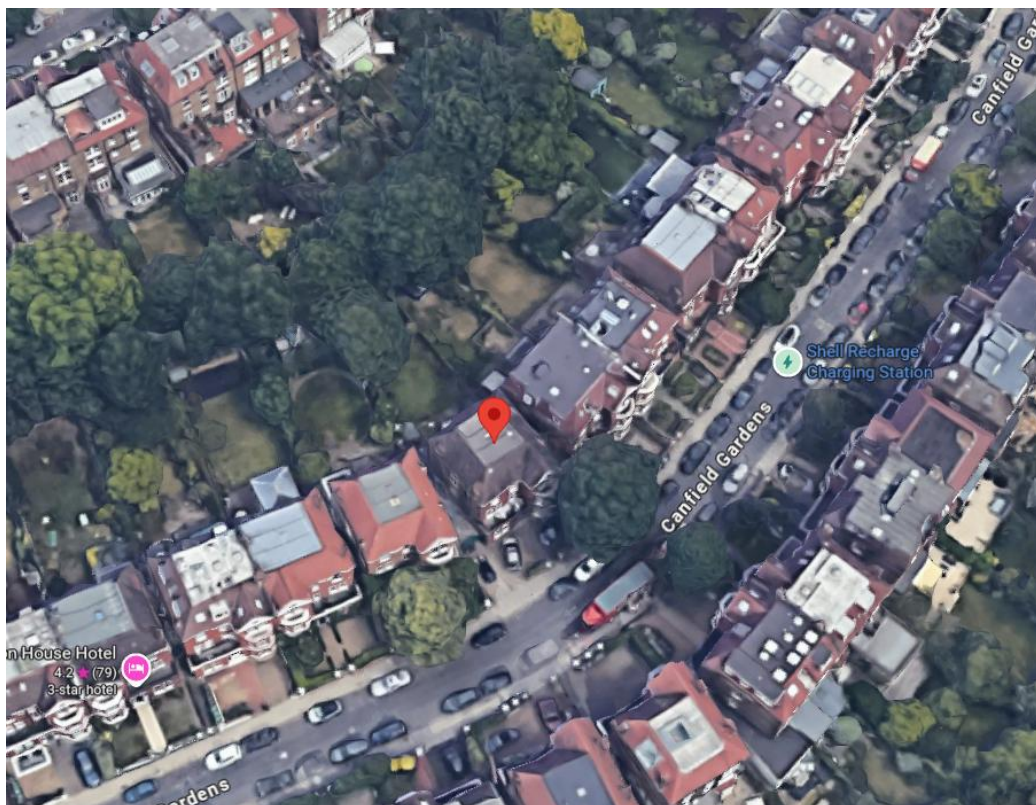


Figure 2. Aerial image of application site

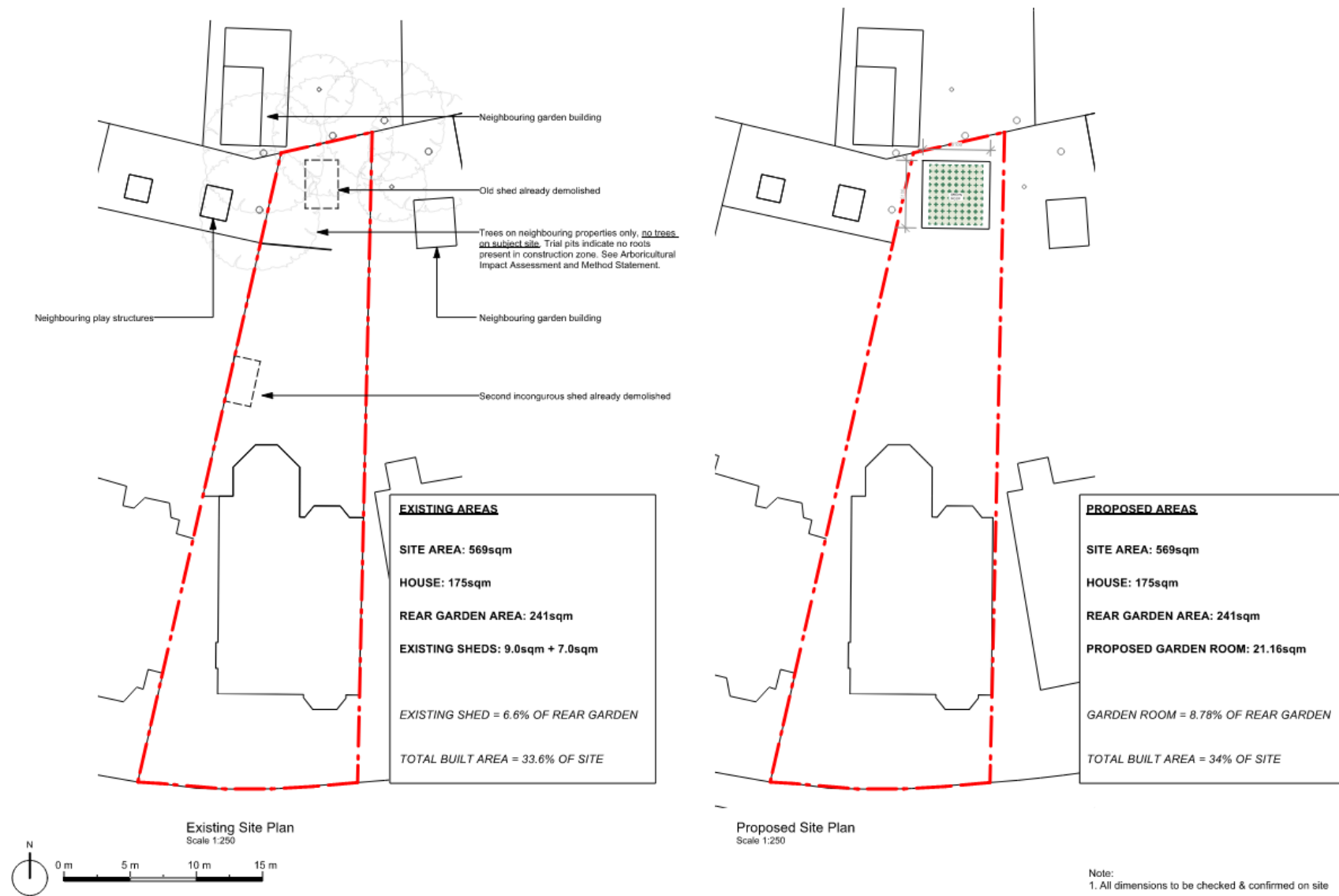


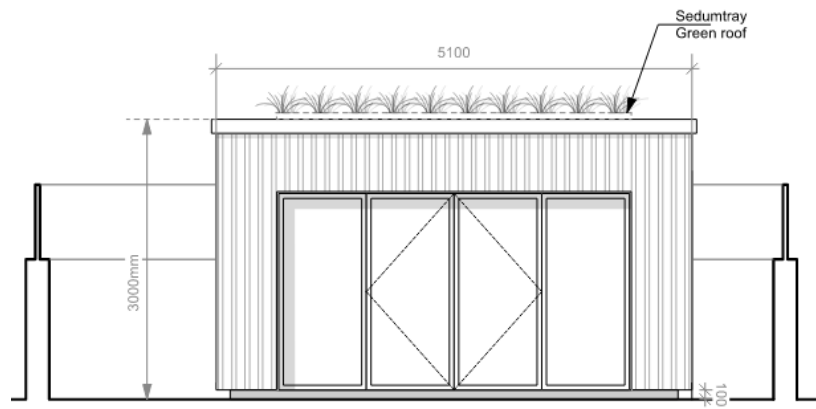
Figure 3. Existing and proposed site plan



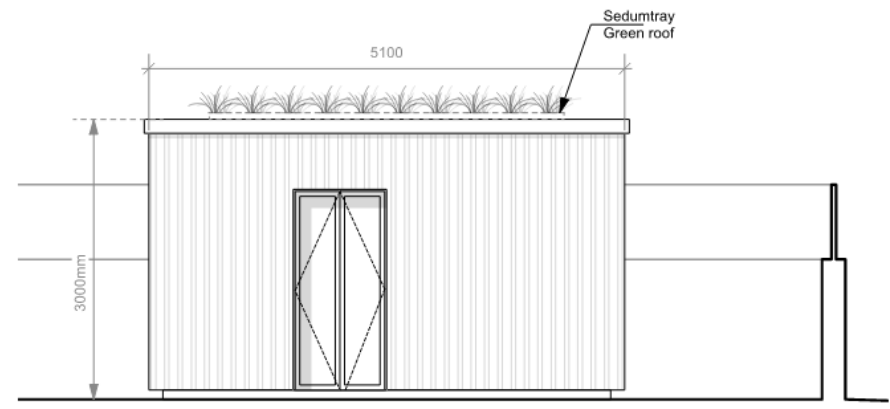
Figure 4. View of garden from main house, foreshortened by close board fence screen and showing existing outbuilding structures in neighbouring gardens



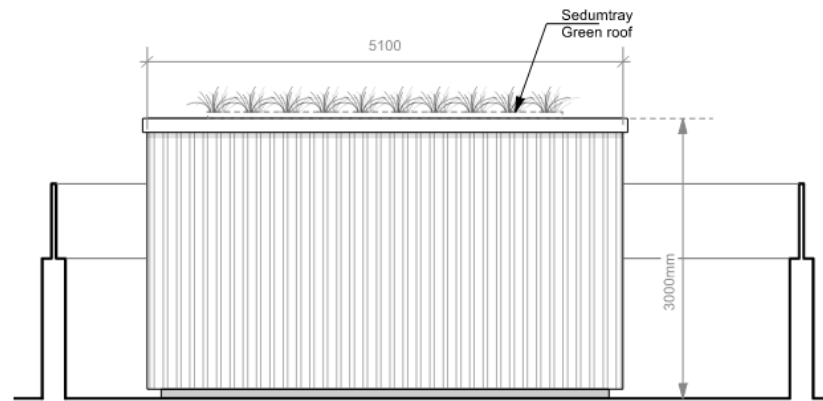
Figure 5. Existing rear shed (to be demolished)



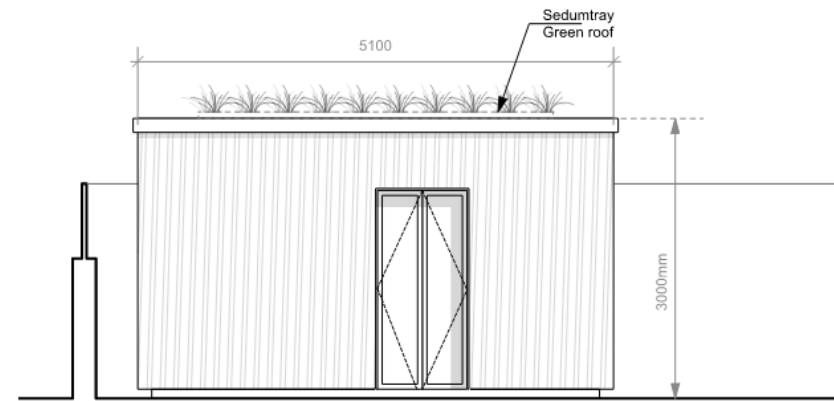
Proposed South Elevation (Front)
Scale 1:50



Proposed East Elevation (Side)
Scale 1:50



Proposed North Elevation (Rear)
Scale 1:50



Proposed West Elevation (Side)
Scale 1:50

Figure 6. Proposed outbuilding elevations

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/06/2026			
		N/A		Consultation Expiry Date:		24/05/2026			
Officer					Application Number				
Christopher Smith					2026/1517/P				
Application Address					Drawing Numbers				
64 Canfield Gardens London NW6 3EB					See draft decision notice				
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of outbuilding in rear garden.									
Recommendation:		Grant conditional planning permission							
Application Type:		Full Planning Permission							
Conditions		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Summary of consultation:		A site notice was displayed near to the site on 29/04/2026 (consultation end date 23/05/2026). A press notice was advertised in the local paper on 30/04/2026 (consultation end date 24/05/2026).							
Adjoining Occupiers:		No. of responses		01		No. of objections		01	
Summary of consultation responses:		One objection was received from an adjoining occupier which raised the following points: The outbuilding will be too large and reduce greenspace. <u>Officer's response:</u> Please see the 'Design and Heritage' section below which assesses the size of the outbuilding.							

**Combined Residents
Associated of South
Hampstead (CRASH)**

CRASH objected to the proposal as follows:

- The outbuilding will be too large and take up too much of the rear garden.
- The applicant has not submitted a biodiversity gain plan (BGP).

Officers' response:

- *Please see the 'Design and Heritage' section below which assesses the size of the outbuilding.*
- *Please see the 'Biodiversity Net Gain' section below which discusses the requirements for the submission of a BGP.*

Site Description

The application site is located on the northern side of Canfield Gardens at No.64 and comprises a three-storey detached property which has been split into flats. The property benefits from a generous rear garden.

The site is located within the South Hampstead Conservation Area, and the property makes a positive contribution to the character and appearance of the conservation area. The application property is not listed, nor is it located within proximity to any listed buildings.

Canfield Gardens is identified as a previously flooded street, and the site is located within the Goldhurst Local Flood Risk Zone.

Relevant History

Application site

There is no relevant planning history.

Surrounding sites

123 Canfield Gardens: 2025/5489/P - Erection of outbuilding in rear garden (retrospective). **Granted** on 13/04/2026.

101 Canfield Gardens: 2023/4503/P - Erection of outbuilding in rear garden. **Granted 24/04/2024.**

Relevant policies

National Planning Policy Framework (2026)

The London Plan (2021)

Camden Local Plan (2017)

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

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Trees (2019)
- CPG Water and flooding (2019)

South Hampstead Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). 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 Camden Local Plan Proposed Submission Draft was submitted to the Secretary of State for independent examination on Friday 3 October 2025 and is expected to be adopted later in 2026.

Assessment

1. The Proposal

- 1.1. The application seeks planning permission for the erection of a new outbuilding within rear garden.
- 1.2. The outbuilding would be located at the end of the garden, set in from the site boundaries by a minimum of 0.75m and would be 5.1m wide and 5.1m deep, with a total gross internal floor area (GIA) of approximately 21.16sqm. The building would have a flat roof that would have a maximum height of 3m.
- 1.3. Following requests from officers, the outbuilding has been decreased in size by approximately 8.7sqm since the original submission of this application.
- 1.4. The building would be finished with a flat sedum green roof and wood cladding. There would be folding doors on the front (south) elevation and on both sides.
- 1.5. The building would be used for ancillary residential use such as a home office/study and an exercise space.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - Design and Heritage
 - Neighbouring Amenity
 - Trees and Landscaping
 - Flooding and Drainage
 - Biodiversity Net Gain (BNG)

3. Design and Heritage

- 3.1. Policy D1 states that Council will seek to secure high-quality design in development. The Council will require that development respects local context and character and comprises details and materials that are of high quality and complement the local character.
- 3.2. Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area, and preserves

trees and garden spaces which contribute to the character and appearance of a conservation area.

- 3.3. The Design CPG outlines that rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. It recognises that gardens can be prone to development pressure and their loss can result in the erosion of local character, amenity and biodiversity and affect their function in reducing local storm water run-off. Paragraph 4.40 of the CPG states that planning permission is unlikely to be granted for development which significantly erodes the character of existing garden spaces. Furthermore, in accordance with Policy A3, the Council will resist development that either occupies an excessive part of a garden, or results in the loss of garden space which contributes to the character of the townscape.
- 3.4. Paragraph 7.13 of the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011) (ACAMS) identifies that rear extensions and loss of rear garden space to hard landscaping, are key issues within the conservation area. It notes that the long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area and their preservation is of paramount importance. When assessing planning applications, care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping.
- 3.5. The outbuilding would be located at the end of a long rear garden. It is noted many neighbouring properties along the northern side of Canfield Gardens benefit from different types of outbuildings and other structures within their rear gardens. The proposed outbuilding would therefore not be out of keeping with the character of rear gardens within this area.
- 3.6. The rear garden space is measured at approximately 241sqm (including the small existing shed which is to be removed), and the proposed outbuilding would cover approximately 26sqm. As such, approximately 89% of garden space would remain undeveloped, which is considered sufficient to maintain a good level of outdoor amenity for the application property.
- 3.7. The outbuilding would be finished in timber cladding with a green roof. These natural finishes are considered acceptable in a garden context and would be sympathetic to the character and appearance of the conservation area. The outbuilding would read as subordinate to the host property and an acceptable amount of garden space would remain. The outbuilding would be visible in views from neighbouring gardens however by virtue of its scale, design and materiality, it is not considered to harm the character and appearance of the conservation area.
- 3.8. The plans submitted for the proposed green roof indicate an adequate depth of substrate at 100mm and a good variety of species including wildflowers and sedum, which would provide a verdant finish to the roof of the building.
- 3.9. The proposal would therefore preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.
- 3.10. The proposal is therefore considered acceptable in design and heritage terms.

4. Neighbouring Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. The outbuilding would be located at the end of the garden, setback from the adjoining dwellings

along Canfield Gardens and from the dwellings to the rear along Compayne Gardens. The outbuilding would be set in a minimum of 0.75m from the northern (rear) boundary, 1m from the eastern boundary and 0.84m from the western boundary and would have a maximum height of 3m.

- 4.3. Owing to its location at the end of the garden and noting both its setback from site boundaries and the substantial distance to neighbouring dwellings, it is considered that the proposed outbuilding would not appear overbearing or result in a loss of outlook or light to adjoining occupiers. Whilst there would be folding doors on three of the four elevations, including a large door on the front elevation facing south towards the main house, owing to the height of the existing boundary fence and screening provided by existing trees it is considered this would not result in a loss of privacy to neighbouring properties. Mutual overlooking between homes and gardens is also noted to be a common occurrence in the area. Any light emitting from the proposed building would not significantly affect occupiers of neighbouring properties given it is located at the end of an existing rear garden and given the existence of significant foliage as well as boundary screening in the form of fencing along site boundaries between those neighbouring homes and the proposed building. Overall, it is considered the proposal would not result in unacceptable harm to neighbouring amenity.
- 4.4. The outbuilding would not give rise to noise impacts due to the separation distances from adjoining dwellings and the fact its use would be ancillary to the use of the main dwelling house. The use of the building for ancillary purposes to the existing residential flat would be secured via condition.
- 4.5. The proposal would therefore be acceptable in terms of its impact on the amenity of nearby residents.

5. Trees and Landscaping

- 5.1. Policy A3 outlines that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout. The Council will also except replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development.
- 5.2. An Arboricultural Impact Assessment and Method Statement (AIA) has been submitted in support of the application. The AIA indicates that there are 6 trees present in the area around the proposed garden room. The root protection areas of T5 and T6 are outside the part of the garden where the room is proposed and will not be impacted upon. The root protection areas of T1, T2 T3 and T4 however do have some extension into the proposed development area.
- 5.3. The use of a ground screw foundation system has been referred to in the AIA to ensure the building works avoid cutting roots greater than 25mm diameter. An air gap of 100mm would be retained between the underside of the structure and the ground. This build methodology is considered suitable to avoid excessive impact on the root protection areas of nearby trees.
- 5.4. The Council's Tree and Landscape Officer has reviewed the proposal and the submitted AIA and considers that the tree protection and method statement are adequate to minimise the impact on trees. The requirement to build in accordance with the AIA will be secured by condition.
- 5.5. In summary, subject to a condition, it is considered that the proposed development would not impact negatively on any trees.

6. Biodiversity Net Gain (BNG) requirements

- 6.1. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 2nd April 2024. However, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
- 6.2. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it does not impact an onsite priority habitat, impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and also impacts less than 5 metres in length of onsite linear habitat.
- 6.3. There was previously a shed on the site of the proposed outbuilding which had a biodiversity value of zero. The area of this shed (9sqm) can be deducted from the area of the proposed building (26sqm) giving an overall net area of less than 25sqm (17sqm). The Council's Nature Conservation Officer has commented on this application and confirms that the proposal is considered de minimis for the purposes of biodiversity net gain.

7. Recommendation

- 7.1. Grant Conditional Planning Permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th 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: 2026/1517/P
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
Date: 16 September 2026

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Mackover
64 Canfield Gardens
London
NW6 3EB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Canfield Gardens
London
NW6 3EB

Proposal: Erection of an outbuilding in rear garden

DECISION

Drawing Nos: Site Location Plan; 2008-CAN-GR-S01 Rev. C, 008-CAN-GR-EX-00 Rev. B, 2008-CAN-GR-00 Rev. C, 2008-CAN-GR-01 Rev. C, 2008-CAN-GR-02 Rev. C; Foundation Construction Method Statement, Wallbarn Limited M-Tray System Build-Up plan, WallbarnLtd.M-Tray.v1 Drawing no. 1 (Sheets 1 to 5), Wallbarn Sedum Species document, Wallbarn Wildflower Species document, Maintenance Schedule, Arboricultural Impact Assessment and Method Statement dated July 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: Site Location Plan; 2008-CAN-GR-S01 Rev. C, 008-CAN-GR-EX-00 Rev. B, 2008-CAN-GR-00 Rev. C, 2008-CAN-GR-01 Rev. C, 2008-CAN-GR-02 Rev. C; Foundation Construction Method Statement, Wallbarn Limited M-Tray System Build-Up plan, WallbarnLtd.M-Tray.v1 Drawing no. 1 (Sheets 1 to 5), Wallbarn Sedum Species document, Wallbarn Wildflower Species document, Maintenance Schedule, Arboricultural Impact Assessment and Method Statement dated July 2026.

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment and Method Statement " dated 28th July 2026 by Allarboriculture. All trees on the site, or parts of trees grow from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property at 64 Canfield Gardens and shall not be used for any other purposes whatsoever, including separate residential accommodation, or as business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1 and D1 of the London Borough of 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 (tel: 020-7974 4444).

- 2 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):
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 falls below the de minimis threshold.

- 5 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).

6 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision.>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION