

2026/0701/P – Flat A, 7 Belsize Park Gardens

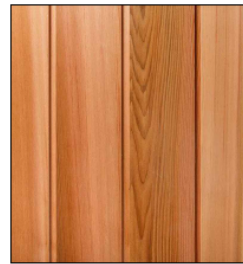
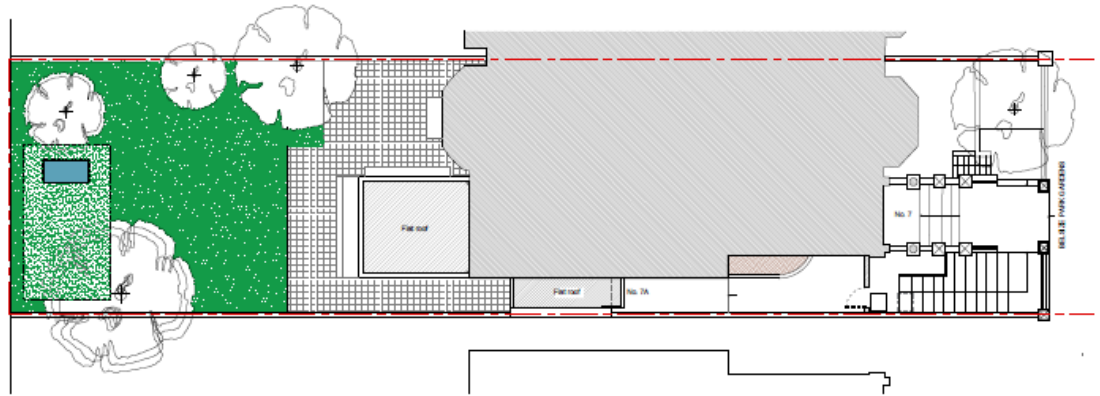


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Site photographs



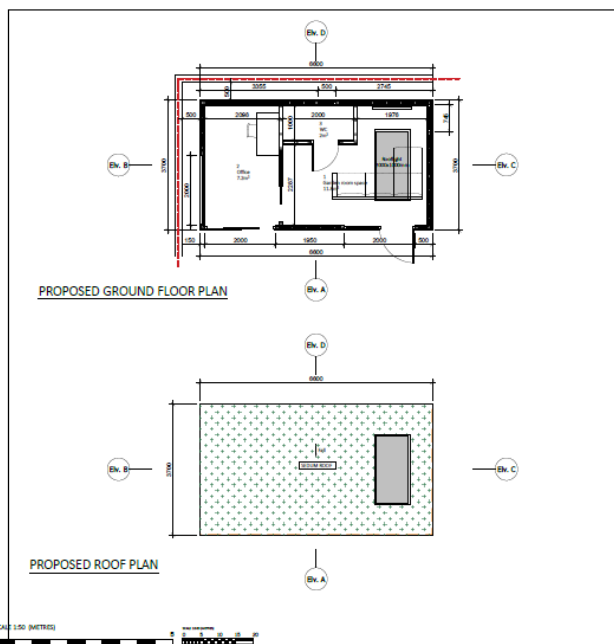
Proposed layout and elevations below



PROPOSED WESTERN RED CEDAR CLADDING

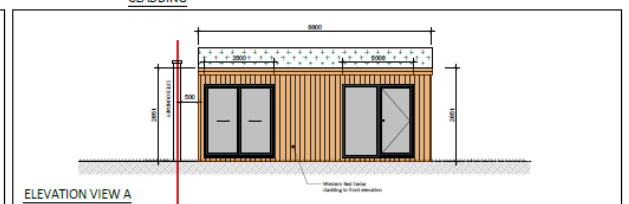
Room Schedule		
Number	Name	Area
1	Garden room	11.8m ²
2	Office	7.2m ²
3	WC	2.0m ²
Total		21.00m ²

A BNG metric is not required as the garden room is under 25m² and is exempt from the need for Biodiversity Gain Plan (BGP)

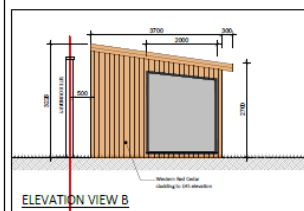


PROPOSED GROUND FLOOR PLAN

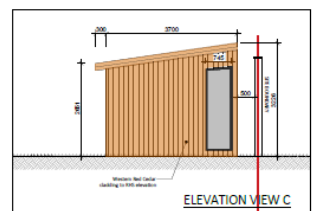
PROPOSED ROOF PLAN



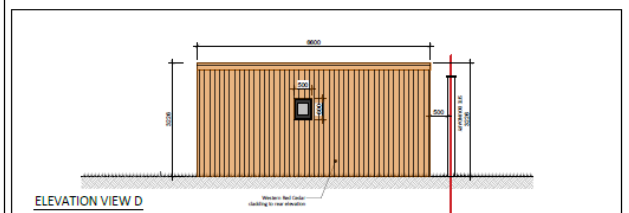
ELEVATION VIEW A



ELEVATION VIEW B



ELEVATION VIEW C

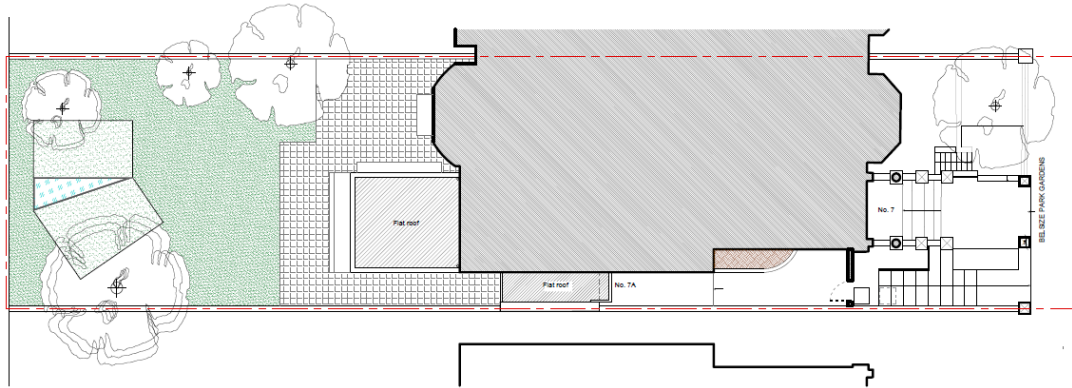


ELEVATION VIEW D

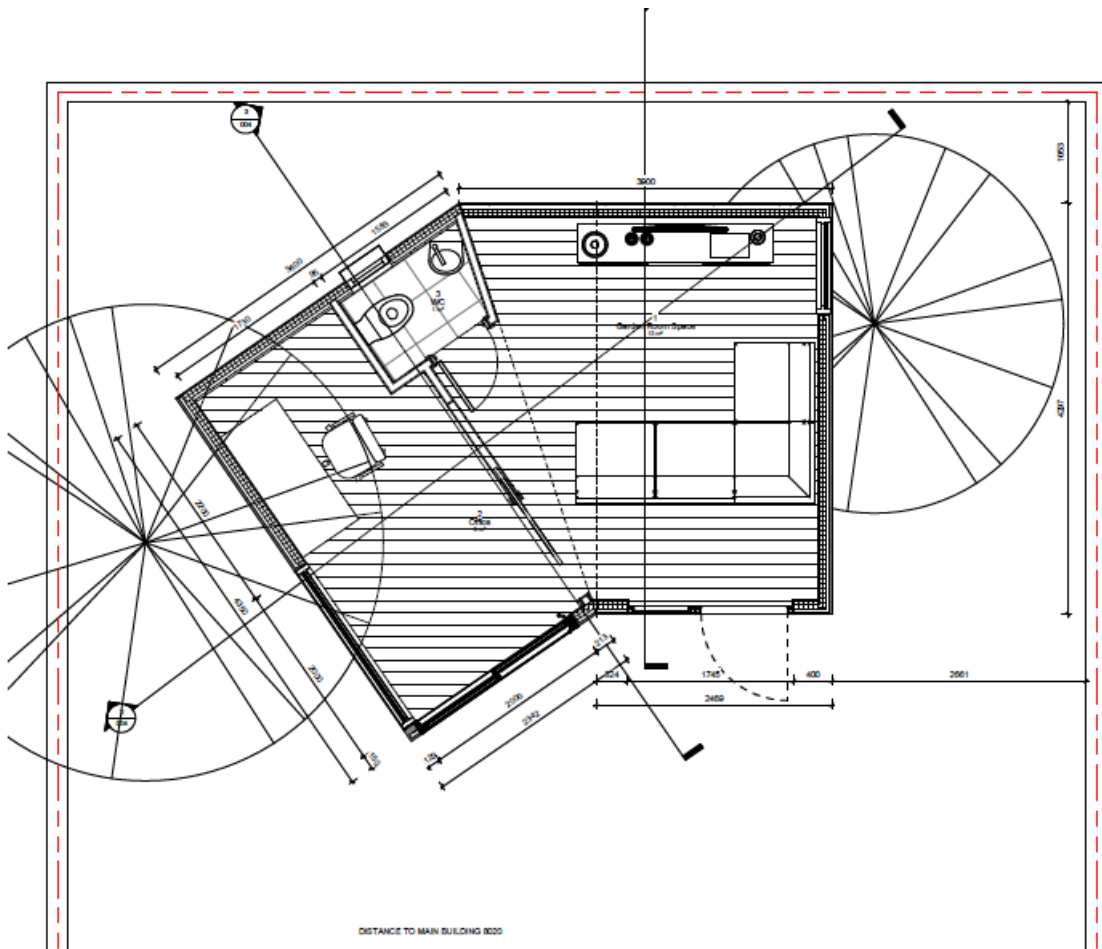
Rear boundary wall

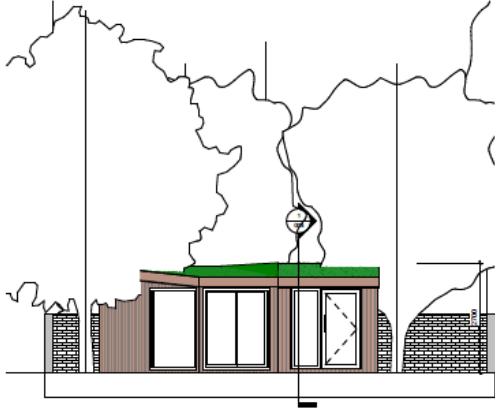


Previously approved application: 2025/4961/P

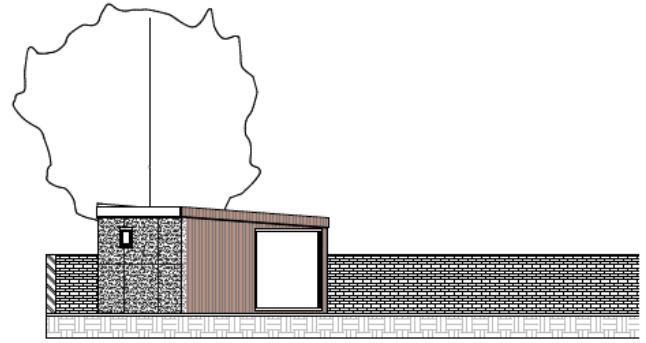


Previously Approved Floor Plan and elevations

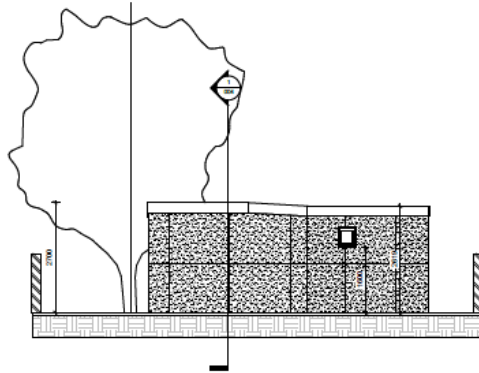




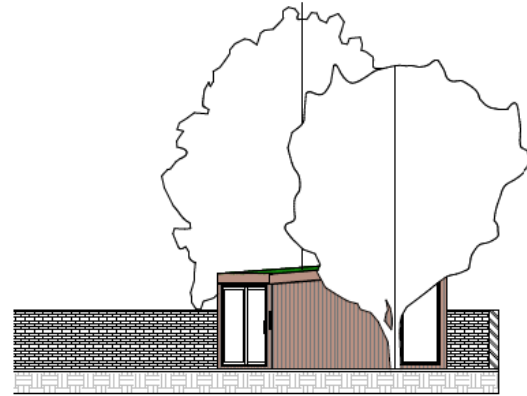
① North Elevation
1:50



② East Elevation
1:50



③ South Elevation
1:50



④ West Elevation
1:50

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/05/2026	
		N/A / attached		Consultation Expiry Date:		05/04/2026	
Officer				Application Number(s)			
Matthew Kitchener				2026/0701/P			
Application Address				Drawing Numbers			
Flat A 7 Belsize Park Gardens London NW3 4LB				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear garden studio outbuilding.							
Recommendation(s):		Grant Full planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses		Site Notice: displayed from 11/03/2026 – 04/04/2026 Press Notice: displayed from 12/03/2026 – 05/04/2026 No objections were received from neighbours.					
Local Group Comments:		The 'Belsize Society' objected:					
Belsize Society <i>(Officer's responses) in italics)</i>		<ul style="list-style-type: none"> The drawings are inadequate to properly assess this scheme and should be provided before it can be determined. The full extent of the garden should be shown, the existing and proposed surfaces and landscaping and the relationship to the host building and the neighbouring properties and boundary walls and fences. Also, the existing planting, including trees and habitat in this and neighbouring 					

	<p>gardens, should be shown on those plans (not just the very different arboricultural drawing) in order to assess the effects of the proposals.</p> <ul style="list-style-type: none"> • There is no justification for the extensive skylight despite the explanatory text. There is considerable glazing on all the elevations sufficient to provide internal light. Despite blinds, which may or may not be drawn, light spill at night will be significant, affecting the right to darkness of neighbours and wildlife. • There is no need for a shower and toilet in an ancillary studio - it is not a habitable space but could become so with these facilities. • The building is far too large. The replacement of valuable garden by more large buildings represents a significant harm to the conservation area and loss of biodiverse habitat. It already appears that there is extensive hard terracing and this would cover more soft surface and increase the risk of waterlogging and flooding. <p><i>These points are addressed in Section 3 of the report.</i></p>
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<p>Belsize Conservation Area Advisory Committee (CAAC)</p>	<p>'Belsize CAAC' objected to the proposal:</p> <ul style="list-style-type: none"> • The building is generally too large. • A WC should not be required; the building should not be habitable. <p><i>These points are addressed in section 2.1 of the report. An amended plan was submitted showing the full extent of the rear garden and the proposed building and tree planting.</i></p> <p><i>Regarding concerns over the presence of a toilet and use of the building a condition is proposed so that the room remains incidental to the main dwelling.</i></p>
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Site Description

The application property is a ground floor flat situated within a three-storey plus basement building located within the Belsize conservation area, it is not listed.

Relevant History

2025/4961/P - Erection of a garden room to be used for purposes ancillary to the main dwelling. **Approved 26/01/2026**

Nearby:

Flat A, 26 Belsize Park Gardens
2024/4779/P - Retrospective application for retention of a recreational outbuilding. **Granted 04/11/2024.**

Basement Flat, 50 Belsize Park Gardens

2023/2440/P - Installation of a timber framed and timber clad garden room. **Granted 27/07/2023.**

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- A1 Amenity
- A3 Biodiversity

Camden Planning Guidance

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

Belsize Conservation Area Character Appraisal and Management Strategy (2003)

Draft Camden Local Plan 2025

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 Examination in Public by a Planning Inspector concluded on 11 June 2026.

The Proposed Submission Draft Local Plan is a significant 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. In line with paragraph 49 of the National Planning Policy Framework (NPPF), 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 a single storey contemporary garden building to be used as a workshop.

1.2. The building is to be 6.6m wide, 3.7m deep, and 3.2m high with a mono-pitch roof, sited on top of an existing lawn area. The building would have a green roof. This results in a 24.42 footprint.

1.3. The rear garden measures approximately 19.0m deep by 11.0m wide.

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, local area and the Belsize Conservation Area.
- Amenity - The impacts of the scheme on any neighbouring occupier.

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 which 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, extensions and alterations should integrate with and enhance the host building and not be dominant or obtrusive.

3.3. The garden room is single storey and modest in size, situated on an existing lawn area. The design is considered subordinate in terms of scale and positioning, set to the side of a large rear garden. In terms of detailed design, it has a mono-pitch green roof, and the building is finished in horizontal timber cladding. It has a pair of metal-framed French doors for access on the front, and a metal-framed window to either side and a small window to the rear. It is considered that the proposed materials and design are appropriate for the project and the conservation area.

3.4. A garden room was recently approved at this address in early 2026 (2025/4961/P). This garden room had a larger dog-leg shaped footprint and was in a similar location at the rear of the back garden.

3.5. The proposal would 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.

3.6. As such, the proposed development would preserve the character and appearance of the Belsize Conservation Area, complying with policies D1 and D2 of the Camden Local Plan.

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 a long rear garden, and its subsequent distance from the surrounding dwellinghouses, means it would not impose any negative impact in terms of loss of daylight, sunlight or privacy on any of the neighbouring properties. The visual impact of this small structure in terms of scale and materiality is not deemed to be significant in terms of negative outlook to neighbours.
- 4.3. Concerns have been raised by objectors relating to the presence of a rooflight in the building. The rooflight measures 1.0m x 2.0m. The design of the rooflight includes a blind which would be used at night to prevent light spill. It is considered that the relatively small size of the rooflight in comparison to the overall roof and garden size, would not result in unduly detrimental lightspill.
- 4.4. 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. Biodiversity Corridors and BNG

- 5.1. An arboricultural assessment was submitted which demonstrates that no trees will be removed to facilitate the erection of the proposed outbuilding and includes a methodology for the protection of trees.
- 5.2. The assessment has been reviewed by the Council's Trees Officer, who has confirmed they have no objections to the proposed work and that the tree protection methods are considered acceptable and comprehensive. A condition is attached to protect the trees during construction.
- 5.3. A green roof is proposed, which is welcomed and will help increase biodiversity on the site. Details of the green roof will be secured by condition.
- 5.4. In light of the above the proposed development is considered to be in accordance with planning policy A3 of the Local Plan.
- 5.5. Based on the information available, this proposal would not require the approval of a BGP before development is begun because 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).

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 Belsize Conservation Area and would not impact on the residential or visual amenity of the surrounding area. As

such, the proposals are considered to accord with the requirements of Policies G1, CC1, CC2, CC3, 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 Monday 22nd June 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: 2026/0701/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 17 June 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

Primrose Projects London
Unit 10, Peerglow Industrial Estate
Old's Approach
Watford
WD18 9SR

Dear Sir/Madam

DRAFT DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
7 Belsize Park Gardens
London
NW3 4LB

Proposal:

Erection of rear garden studio outbuilding.

Drawing Nos: Arboricultural Impact Assessment Method Statement & Tree Protection Plan by 'Trevor Heaps Arboricultural Consultancy Ltd.' dated 2 March 2026 ref. TH 5619 B, Location Plan 1:1250, 002 Rev J, 7BSP Rev A, 357-500 Rev B, Design and Access Statement.

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: Arboricultural Impact Assessment Method Statement & Tree Protection Plan by 'Trevor Heaps Arboricultural Consultancy Ltd.' dated 2 March 2026 ref. TH 5619 B, Location Plan 1:1250, 002 Rev J, 7BSP Rev A, 357-500 Rev B, Design and Access 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 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.

- 5 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 Method Statement & Tree Protection Plan" by 'Trevor Heaps Arboricultural Consultancy Ltd.' dated 2 March 2026 ref. TH 5619 B. All trees on the site, or parts of trees growing 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.

- 6 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (Flat A, 7 Belsize Park Gardens) and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1 and T2 of the London Borough of 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 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).

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 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.
- 5 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).
- 6 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.

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