

Camden Council

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Jonny Coffe
Application number	25-00188-HAPP
Application received	23 September 2025 00:00
Decision date	10 February 2026 00:00
Site address	4, CONNAUGHT MEWS, LONDON, NW3 2NW
Use/development	Erection of single storey side extension, outbuilding and associated landscape. Replacement of side window with doors and installation of rooflights.

The application is granted due to the following reason(s):

The proposal involves the erection of a single storey side extension, outbuilding and associated landscape and replacement of side window with doors and installation of rooflights.

The site comprises a detached single storey dwelling house (Class C3) located in Connaught Mews. The site is accessed from a panhandle between 21 and 23 Pond Street, which are grade II listed buildings. The Armoury building at 25 Pond Street which adjoins the application site to the south-east, while not listed is on the local list. The host building itself is not listed. The site falls within the Hampstead Conservation Area.

The Hampstead Conservation Area Advisory Committee and Hampstead Neighbourhood Forum were notified and made no comment.

One neighbour representation was received during the determination process. The neighbour supported the application however raised concerns regarding the impact on their amenity due to overlooking caused by the three proposed openings in the north elevation. They requested that the three openings in the north elevation be obscure glazed.

The property is a single storey dual pitched roof detached property located on a sloping site forming part of a mews. The property is in a raised position relative to the other properties in the mews to the north. It is proposed to remove a small extension on the north-east side of the building and replace with a larger pitched roof single storey extension adjacent to the boundary wall of the property. The extension would project an additional 5.0m from the side wall of the building. The eaves height will be approximately 4.0m from ground level and the maximum height is approximately 6.0m. The extension will be approximately 1.5m lower than the maximum height of the existing roof of the dwelling resulting in the extension appearing subservient in form and scale. It will be finished in zinc cladding with aluminium windows and doors. The portion of the side wall and gable visible above the boundary wall will be finished in render so as to have a more traditional appearance to this elevation when viewed from outside of the site to the east.

The side extension abuts the boundary wall to the northeast of the site however it is not attached to the wall. The section of wall adjacent to the building is modern in construction and appearance and constructed from concrete at the base with a timber fence over. The wall is not listed. The location of the extension will not detrimentally impact on the ability of the owners to the north maintaining the wall in the future as the extension is adjacent to but not attached.

One neighbour representation was received during the determination process. The neighbour supported the application however raised concerns regarding the impact on their amenity due to overlooking caused by the three proposed openings in the north elevation and wished to see the three openings in the north elevation obscure glazed.

The concerns regarding overlooking from the proposed extension and the new openings on the north wall are accepted. The distance between the north wall and the nearest habitable room at No 3 Connaught Mews is approximately 12m and the planning guidance (CLG Amenity) for distances between windows is a minimum of 18m. The design was amended to remove the north facing corner window from the extension. The high level to be inserted in the gable end of the original dwelling is at 2.1m above floor level and therefore it is not considered that overlooking from this window is a concern due to it being high level. With regards to the proposed door on the north elevation, this door opens into a bedroom within the extension and therefore if the door was fully glazed then there is potential for overlooking to adjoining properties. Although there is tree planting that reduces views towards 3 Connaught Mews, there is potential to view towards the other properties in the mews to the north due to their close proximity and the

raised nature of the application site. A condition is recommended to ensure that the door is obscure glazed.

The proposal's location, materials, design and scale ensure that the extension and roof terrace does not appear as a dominant addition to the host dwelling. It is considered that the use of zinc cladding to the rear extension would result in a contemporary appearance that would not detract from the character of the existing property and would enhance the character and appearance of the conservation area in this location and would not detract from the setting of the nearby listed buildings. When viewed from outside of the site to the east the closest elevation will be finished in render in order that this material reflects the appearance of other materials within the conservation area.

Due to the single storey form, design and location of the proposed extension behind a high boundary wall and within a garden with established tree planting, it is not considered that the proposal would result in any harm to the amenities of neighbouring occupiers and conserves the character and appearance of the host building and conservation area and complies with policies A1, D1 and D2 of the Camden Local Plan and DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposal would result in the loss of two small trees however a landscaping scheme and tree protection plan for the remaining trees will be conditioned and therefore the proposal complies with policy A3 of the Camden Local Plan.

The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2025. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2025.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents: 102/ sk019 P1, 102/ 213 PL1,

102/ 211 PL1, 102/ 200 PL1, OS 3086-25.3 Rev A, 809/100 Rev A, Arboricultural Impact Assessment by Open Spaces dated August 2025 Ref: OS 3086-25-Doc1 Rvs A, OS 3086-25.1, 102/ 220 PL0, 102/ 210 PL0, 102/ 111 PL0, 102/ 110 PL0, 102/ 101 PL0, 102/ 100 PL0, DESIGN, HERITAGE & ACCESS STATEMENT, 102/ 201 PL0, 102/ 002 PL0, 102/ 001 PL0, 809/101.

For the avoidance of doubt and in the interests of proper planning.

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

4. No below ground development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [The proposed replacement tree planting shall not include any Birch trees as they are not considered drought tolerant enough for future climate change] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

5. All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

6. 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 by Open Spaces

dated August 2025 Ref: OS 3086-25-Doc1 Rvs A. 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.

7. Part A:

No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person. Subsequent parts are subject to the findings of the desk study:

Part B:

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C:

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part D:

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been

completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

8. The approved door to the north facing side elevation shall be obscure glazed prior to occupation of the approved development. The obscure glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

1. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted 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. Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a householder application within de minimis exemption threshold. If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use

of biodiversity credits. If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

2. Biodiversity Net Gain (BNG 2)

+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. ++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. ++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

3. Highways (all consents)

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.

4. Building Control: general all-purpose informative

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the

Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

5. Environmental health (all consents)

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."

This decision is based on the following plans:

Document reference	Description	Date received
809-101	Other - drawing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Other - drawing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Heritage Statement	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Roof plan - proposed	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Site plan - existing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Site plan - proposed	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Floor plan - existing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Floor plan - existing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Elevations - existing	23 September 2025 02:52

Document reference	Description	Date received
OS 3086-25.3 ConnaughtMews	Elevations - existing	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Elevations - proposed	23 September 2025 02:52
OS 3086-25.3 ConnaughtMews	Elevations - proposed	23 September 2025 02:52
PL0 Outbuilding		24 November 2025 08:55
809/100A		24 November 2025 08:55
25.1 TCP		24 November 2025 08:56
25.3 TPP		24 November 2025 08:57
Arboricultural Impact Assessment		24 November 2025 08:57
102_200 PL1		17 December 2025 08:19
102 211 PL1	Elevations - proposed	19 December 2025 11:52
102 213 PL1	Elevations - proposed	19 December 2025 11:53
102 sk019 P1	Other - drawing	19 December 2025 11:54

Site location





Notes

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Postal address

Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

Signature

Daniel Pope
Chief Planning Officer

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN
REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00188-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00188-HAPP/decision_notice.pdf)