

2025/2194/P – 51 Greencroft Gardens



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2. Site Photos and drawings

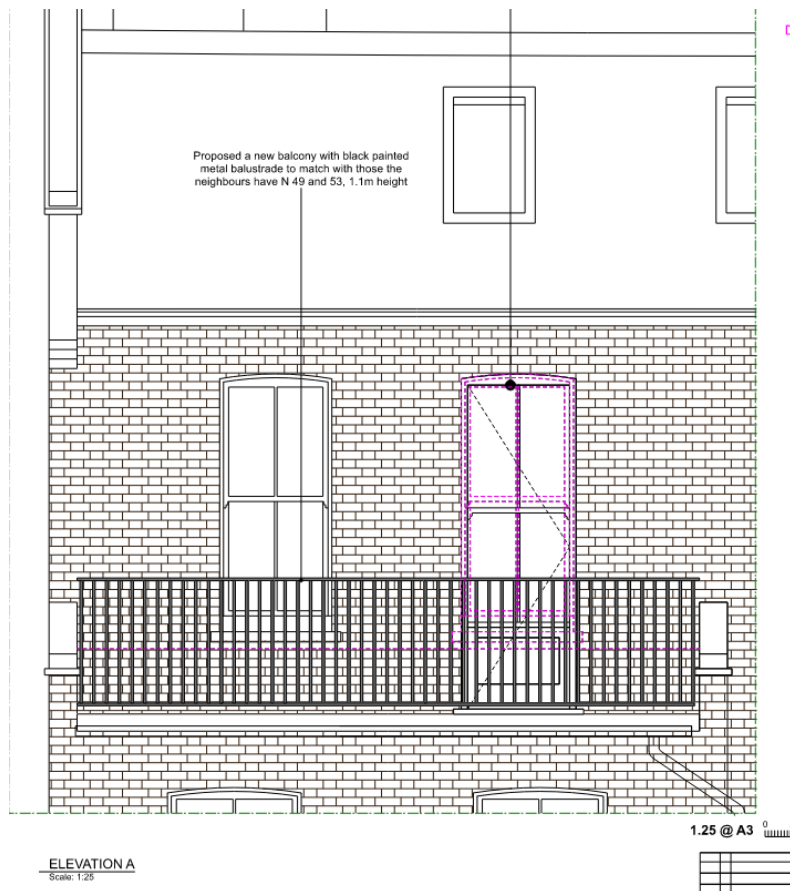
1. Rear elevation and showing neighbouring balcony at no. 53 Greencroft Gardens



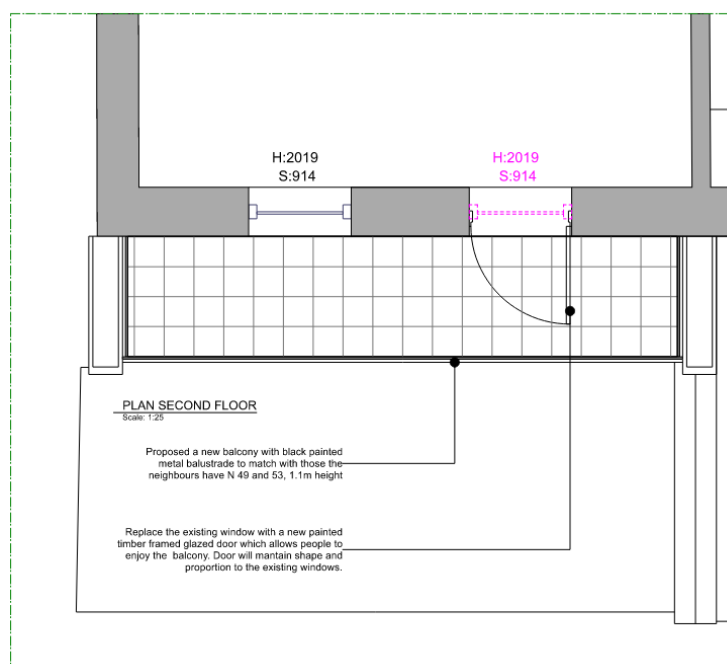
2. Site photo of rear elevation and showing neighbouring terrace at no. 53 Greencroft Gardens



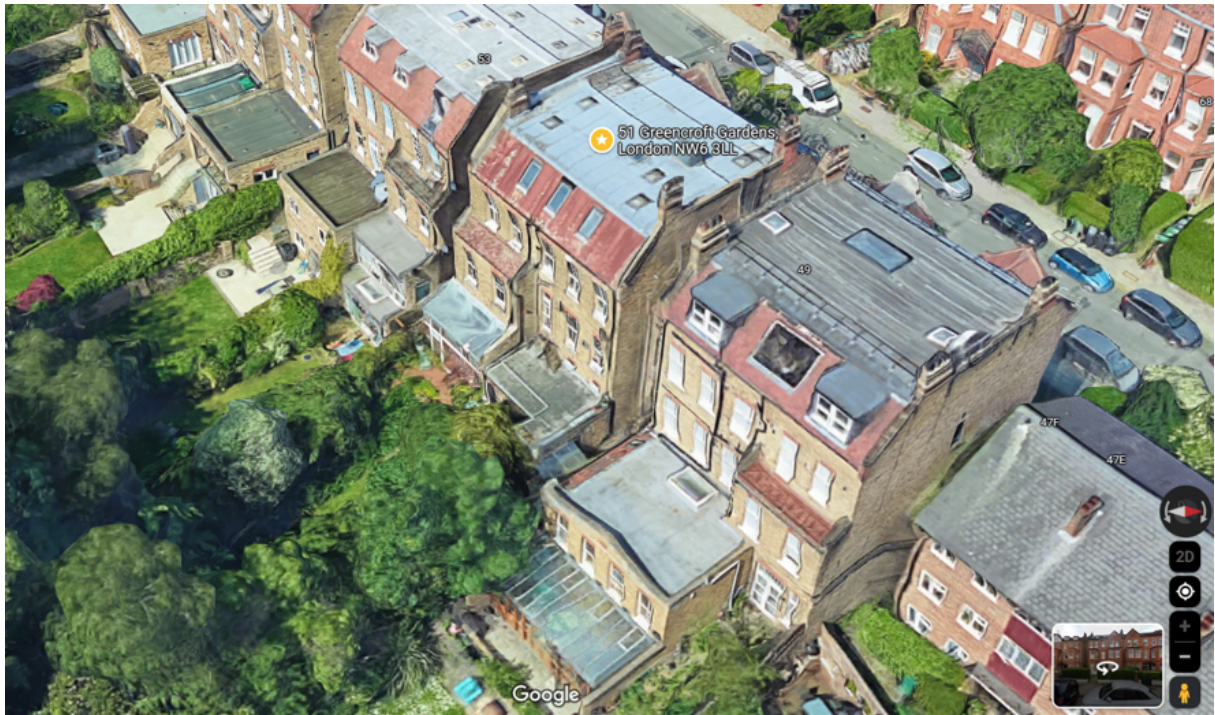
3. Rear elevation detail of terrace/ balustrade



4. Plan detail of terrace/ balustrade



5. Aerial View of neighbouring inset terrace and terrace/ balustrades to 53 and 55



6. Site photo of neighbouring terrace/ balustrades to 53 and 55 Greencroft Gardens



7. Site photo of neighbouring inset terrace to no. 49 Greencroft Gardens



Delegated Report (Members Briefing)		Expiry Date:	17/07/2025
		Consultation Expiry Date:	06/07/2025
Officer		Application Number	
Leela Muthoora		2025/2194/P	
Application Address			
51 Greencroft Gardens, London, NW6 3LL			
Proposal			
Installation of balustrade and alteration from window to door for access to use rear second floor level as a roof terrace.			
Recommendation:	Grant conditional planning permission		
Application type	Householder		
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			

Consultations

Summary of consultation:	<p>A site notice was displayed near the site on 12/06/2025 (consultation end date 06/07/2025).</p> <p>The development was also advertised in the local press on 12/06/2025 (consultation end date 06/07/2025).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>One letter of objection was received from the owner/occupiers of Flat 5, 53 Greencroft Gardens. Their objection comment can be summarised as follows:</p> <p>Due to the proximity of the second floors of numbers 51 and 53 Greencroft Gardens, the proposal would result in a loss of privacy.</p> <p><u>Officer's response:</u></p> <p>1. <i>Please see section 4.2 of the report</i></p>			
C.R.A.S.H. comments:	<p>A letter of objection was received on behalf of C.R.A.S.H. (South Hampstead). Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. The application is misleading with the applicant's description of the works limited to a balustrade and no mention of the destruction of original fenestration and replacement by a new feature. 2. No Design & Access Statement has been submitted detailing the alteration. 3. A note on drawings states "Door will maintain shape & proportion to the existing windows." However, the door is neither the same shape or proportion as the adjoining window or other windows on this elevation. 4. No details on proposed materials. 5. The application form and drawings repeatedly refer to the creation of a "Juliet Balcony". It is a terrace on an existing flat roof, not a balcony, and if it was a balcony, it would not be a "Juliet" type one, 6. The loss of original period features (fenestration) and the creation of yet more visual clutter (railings and the detritus that follows in the wake of roof terraces) are regrettable <p><u>Officer's response:</u></p> <p>1. Misleading description: <i>The development is described in the consultation documents as "Installation of balustrade and alteration from window to door for access to use rear second floor level as a roof terrace." and this will be the development approved on the decision. This development description was agreed with the applicant.</i></p> <p>2. No Design & Access Statement: <i>A Design & Access Statement was submitted on 18 June 2025 by the applicant in response to CRASH</i></p>			

comments.

- 3. Inaccurate description on drawings:** The alteration from a window to a new door is a common alteration to enable access to a terrace. It will closely match the existing windows in shape and proportion within the upper portion, with the addition of a dropped cill. This has been approved in several applications in the South Hampstead Conservation Area. Detailed drawings of the proposed door have been included in drawings PL511-1 to PL511-4. It is noted there is a recent and extant approval to replace the windows reference: 2024/4507/P.
- 4. Unspecified materials:** The drawings have been amended to include the materials as timber.
- 5. Loss of original features and visual clutter:** The replacement of windows and the addition of railings are common in Greencroft Gardens and the wider South Hampstead Conservation Area. Observations made on site confirmed: an inset terrace at number 49 Greencroft Gardens, and a balustrade to the second-floor roof to form a terrace at numbers 53 and 55 Greencroft Gardens (no. 53 is shown on the rear elevation). Access to these roofs were enabled by changing the original window to a door by a dropped cill; on this basis, the alterations would not warrant a reason for refusal.

Site Description

The site is a three-storey detached dwelling house with accommodation within the roof, undergoing refurbishment following the change of use from flats to a single dwelling house under ref: 2024/2753/P.

It is identified as making a positive contribution to the late nineteenth century suburb of the South Hampstead Conservation Area. An Article 4 direction restricts certain permitted development.

There are no trees protected by Tree Preservation Orders within the application site.

Relevant History

The planning history for the application site can be summarised as follows:

App ref	Development Description	Decision & Date
2024/4336/P	Erection of a single storey rear extension following demolition of the existing, installation of new windows to side elevation, and new doors for access with balustrade to create a roof terrace at rear first floor.	Granted 09/07/2025
2024/4367/P	Erection of replacement roof with raised height by 600mm, installation of three new dormers to rear roof and solar panels to flat roof.	Granted 16/06/2025
2024/4507/P	Installation of new windows to side elevations and replacement single glazed windows with double glazed timber windows to all	Granted 17/04/2025

	elevations.	
2024/2753/P	Amalgamation of two existing flats to create a single dwellinghouse.	Granted 19/11/2024

Relevant policies

There is an Article 4 Direction within South Hampstead (previously Swiss Cottage) that restricts permitted development in relation to Part 1, 2, and 40 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (**as amended**).

National Planning Policy Framework (2024)

The London Plan 2021

Camden Local Plan (2017)

- **G1** - Delivery and location of growth
- **A1** Managing the impact of development
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

CPG Amenity (January 2021)
CPG Design (January 2021)
CPG Home improvements (January 2021)

Conservation Statements:

- South Hampstead (formerly Swiss Cottage) February 2011

Camden Geological, Hydrogeological and Hydrological Study

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

1.1. Planning permission is sought for the installation of a balustrade to the second-floor flat roof and alteration from a window to a door to enable access to use it as a terrace.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the South Hampstead Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2. The Character Analysis of the South Hampstead Conservation Area Statement (2011) refers to a wide variety of prominent roof forms, sometimes with balconies with railings. It also mentions that although many ornate railings have been lost, ironmongery survives in porch canopies and on high level balconies. In the Management of Change section, the guidance advises against recessed roof terraces on front or side roof slopes. However, it does not comment on terraces or balconies on existing flat roofs.

3.3. CPG Home Improvements advises that the balconies and terraces should be subordinate, preserve the roof form and complement the elevation on which they are located. It also recommends that metal railings are preferred on traditional buildings, as they integrate well and require low maintenance.

3.4. The area to be used as a terrace is considered subordinate to the host building as it would have a footprint of less than five square metres and project one metre in depth. While it would be visible from surrounding gardens, at second-floor level, its limited size would accommodate only a few people at a time.

3.5. The alteration from window to door to facilitate access to the flat roof would be achieved by lowering the existing window cill. This is annotated on the drawings as timber-framed and designed to match the materials, glazing pattern, and detailing of the window in its upper section. As such, the new door opening is considered to be sympathetic to the existing fenestration of the host building. The proposed metal balustrade would be simple in design and would not adversely affect the host building or wider South Hampstead Conservation Area.

3.6. Special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.7. On balance, 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

4. Residential Amenity

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

4.2. CPG Amenity and CPG Home Improvements acknowledge that balconies and roof terraces can provide amenity space but may also increase opportunities for overlooking. The nearest window is 1.6m from the end of the terrace, and the neighbouring terrace is just over one metre. In this instance, due to the existing relationship between numbers 51 and 53 Greencroft Gardens, a degree of mutual overlooking already exists. Due to the depth of the terrace at almost one metre, the users of the terrace are likely to be looking at outward views and would be unlikely to be able to see into neighbouring windows. The proposed terrace would be partially screened by existing parapets, which rise to nearly the same height as the proposed railings. Additional privacy screening is not considered necessary in this instance, as further structures at second-floor level could introduce visual clutter and detract from the appearance of the elevation.

4.3. The terrace would be modest in size, at less than five square metres, is unlikely to accommodate large numbers of people, and is not expected to be used intensively or for prolonged periods. Therefore, on balance, the proposal is not considered to result in any significant harm to neighbouring residential amenity in terms of loss of privacy, daylight, or outlook.

4.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan 2017.

5. Nature Conservation and Biodiversity

5.1. Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application. Based on the information available this permission will not require the approval of a Biodiversity Gain Plan (BNG) before development is begun because it is a householder application. However, it is noted that the recently approved application for a rear extension includes conditions related to landscaping and tree replacements.

6. Recommendation

6.1. Grant 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 21st July 2025, 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: 2025/2194/P
Contact: Leela Muthoora
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Email: Leela.Muthoora@camden.gov.uk
Date: 9 July 2025

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www.camden.gov.uk

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9 Lauderdale Parade
Maida Vale
London
W9 1LU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

51 Greencroft Gardens
London
NW6 3LL

Proposal:

Installation of balustrade and alteration from window to door for access to use rear second floor level as a roof terrace.

Drawing Nos: Plans and documents are listed in relevant conditions below

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:

(P1093-) EX00, EX01-B, EX02-B, EX03-B, EX04-C, EX05-B, EX06, EX07, EX08-A, EX09-B, EX10, PL501, PL502, PL503, PL504-B, PL505, PL506, PL507, PL508-B, PL509-B, PL510-B, PL511-1, PL511-2, PL511-3, PL511-4.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies A1, D1, and D2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the associated officer report.

- 2 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).

- 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 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 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.

- 6 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).

7 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-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