

Application ref: 2022/5013/P
Contact: Blythe Smith
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Date: 26 June 2023

Development Management
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London Borough of Camden
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4 Albany Mews
Kingston Upon Thames
KT2 5SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
2 Richborough Road
London
NW2 3LU

Proposal: Erection of a single storey ground floor side/rear extension to flats 3 and 4.

Drawing Nos: Planning statement; 181848; 222006-1-Existing; 2220006-2-Proposed; Flood Risk Assessment; Site location Plan; Draft license for HMO; Letter from Camden Housing team dated 12/05/2023

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed extension would result in loss of rear garden space, would result in overdevelopment of the site, and would appear as an unduly dominant form of development, contrary to policies D1 and A2 of Camden's Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
- 2 The proposed development, by reason of its layout, would result in harm to the quality of amenity of the occupants of studios 2-4, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer