

Application ref: 2021/4063/P  
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Date: 23 October 2023

**Development Management**  
Regeneration and Planning  
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PPMS  
32 Sneath Avenue  
London  
NW11 9AH

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**50A Haverstock Hill**  
**London**  
**NW3 2BH**

Proposal:

Erection of a part two storey and part four storey rear extension to provide additional living accommodation and convert the existing lawful arrangement of flats (4 x 1-bed and 2 x 3-bed flats) into a new mix of 4 x 1-bed and 4 x studio flats (partially retrospective).

Drawing Nos: OS Map, HH.50A.EX.01, HH.50A.EX.02, HH.50A.EX.03, HH.50A.EX.04, HH.50A.PR.01, HH.50A.PR.02, HH.50A.PR.03, HH.50A.PR.04.

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

Reason(s) for Refusal

- 1 The proposed rear extension, due to its excessive size and scale, poor quality design and inappropriate location, when viewed in tandem with existing rear projections, would appear as a dominant and incongruous addition to the host property that would be out of keeping with and detrimental to the character and appearance of the host property and the surrounding area. As such, the proposed development would be contrary to Policy D1 (Design) of the Camden Local Plan 2017.
- 2 Two of the proposed flats would fall below the internal floor space standards for one-

bedroom flats as set out by the Nationally Described Space Standards. Furthermore, the rear communal amenity area also falls short of the space required by the London Plan. As such, the proposed development would provide poor quality accommodation for residents which would be contrary to Policy D1 (Design) and H6 (Housing choice and mix) of the Camden Local Plan 2017, and Policy D6 of the London Plan 2021.

- 3 The conversion of the property into eight flats no greater than a single bedroom in size would provide an excessive proportion of small units on site and would not provide an appropriate mix of large and small properties, which would exacerbate existing housing need in Camden, would contribute to overcrowding of existing homes in the borough and would also fail to contribute towards the creation of mixed communities in the local area. As such, the proposed development would be contrary to Policies H6 (Housing choice and mix) and H7 (Large and small homes) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement for car-free housing and construction management initiatives, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and would create unacceptable disturbance and highway impacts from the construction process contrary to policies A1 (Managing the impact of development) and T2 (Parking and car free development of the 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](mailto: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



Daniel Pope  
Chief Planning Officer