

Application ref: 2022/5011/P  
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Date: 20 December 2023

**Development Management**  
Regeneration and Planning  
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AK-Studios  
5 Lambarde Road  
Sevenoaks  
TN13 3HR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**36 Munster Square**  
**London**  
**NW1 3PR**

Proposal: Erection of a single storey rear ground floor extension.  
Drawing Nos: PL001; PL002; PL003 and PL004.

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, by way of its size and siting would represent an excessive addition to the building which would result in excessive site coverage which would be harmful to the character and appearance of the site, contrary to policy D1 of the Camden Local Plan 2017.
- 2 The applicant has failed to demonstrate, in the absence of a sunlight daylight report, that the proposed development would not harm the amenity of adjoining occupier and the proposed rear extension would increase the rear boundary enclosure with no's 35 and 37 to an unacceptable degree, that would result in loss of outlook and an overbearing physical impact to the neighbouring occupiers contrary to Policy (Managing the impact of growth and development) of the London Borough of Camden Local Plan 2017 of the Camden Local Plan 2017.

- 3 The proposed rear extension would contribute to a loss of biodiversity which would fail to protect existing green spaces and promote appropriate green infrastructure. Thus, the proposal would be contrary to policy CC1 (Adapting to climate change) of the Camden Local Plan 2017.

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 2023.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer