

Application ref: 2023/4078/P
Contact: Lauren Ford
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Date: 23 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Paulo Afonso Architect
6 Tierney Terrace
Tierney Road
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SW2 4QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1
226 Camden Road
London
NW1 9HG

Proposal:

Erection of single storey front extension at lower ground floor

Drawing Nos: Design and Access Statement November 2023, Existing: Location Plan 01, Existing: Lower Ground Floor 02, Existing: North Elevation 03, Existing: East Elevation 04, Existing: West Elevation 05, Existing: Section A 06, Proposed: Block Plan 07, Proposed: Lower Ground Floor 08, Proposed: North Elevation 09, Proposed: East Elevation 10, Proposed: West Elevation 11, Proposed: Section A 12, Preliminary: Lower Ground Floor 13, Preliminary: Section A 14, Proposed: Section A 15, Proposed: Lower Ground Floor Fire Strategy 16, Flood Map for Planning 27 Sep 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 front extension, by virtue of its scale and siting, would result in an incongruous and dominant addition that would be out of keeping with the host and neighbouring properties, and would thus fail to preserve the character and appearance of the Camden Square Conservation Area, contrary to Policies D1

(Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017 and policies D1 (Achieving Design Excellence), D4 (Extensions and Alterations) and D5 (Heritage) of the draft New Camden Local Plan 2024.

- 2 In the absence of an adequate arboricultural impact assessment and tree protection plan, the applicant has failed to demonstrate the development does not cause unacceptable harm to trees contrary to Policies A2 (Open Spaces) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017 and policies NE1 (The Natural Environment), NE2 (Biodiversity) and NE3 (Tree Planting and Protection).of the draft New Camden Local Plan 2024.

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 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



Daniel Pope
Chief Planning Officer