

Application ref: 2023/3083/P
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bere:architects
54A Newington Green
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**26A Ferncroft Avenue
London
NW3 7PH**

Proposal:

Erection of a two storey rear extension with lower and upper terraces, new garden store and sliding doors, replacement of existing windows with triple glazed windows, new roof lights, front and rear landscaping alterations, new bin and bike store

Drawing Nos:

Existing Drawings: B3.G20.E01 (Rev D), B3.G20.E02 (Rev D), B3.G20.E03 (Rev D), B3.G20.E04 (Rev D), B3.G20.P00 (Rev D), B3.G20.P01 (Rev D), B3.G20.P02 (Rev D), B3.G20.S01 (Rev D)

Demolition Drawings: B3.G11.E01 (Rev D), B3.G11.E02 (Rev E), B3.G11.E03 (Rev E), B3.G11.E04 (Rev E), B3.G11.P00 (Rev F), B3.G11.P01 (Rev F), B3.G11.P02 (Rev F), B3.G11.S01 (Rev E)

Proposed Drawings: A.G20.E01 (Ref F), A.G20.E02 (Ref F), A.G20.E03 (Rev E), A.G20.S01 (Rev E), A.G20.S02 (Rev F), A.G20.S03 (Rev E), A.G10.P00 (Ref F), A.G10.P01 (Ref F), A.G20.P02 (Ref F), A.G10.P02 (Ref F)

Supporting Documents: Phasing Survey (11/12/2023), Structural Report Letter (13/12/2023), Arboriculture Response Letter (22/12/2023), Arboricultural Implications Report (June 2023), Daylight/Sunlight report (April), Structural Report (July 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 ground floor and first floor rear extension, by reason of their scale, material and design would be detrimental to the character and appearance of the host building, streetscene and surrounding area. This would harm the significance of the host listed building, the adjacent Grade II listed building at no.26 Ferncroft Avenue due to the impact on its setting, and the significance of the Redington/Frognaal Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and SD1, SD2, SD4, SD5 and SD6 of the Redington Frognaal Neighbourhood Plan 2021.
- 2 The proposed removal of the large, mature London Plane Tree in the rear garden, in the absence of adequate information demonstrating that the tree is causing significant structural issues to the host property, would be contrary to policy A3 (Biodiversity) of the London Borough of Camden Local Plan 2017. The removal of the tree also harms the significance of the Redington/Frognaal Conservation Area and is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and SD1, SD2, BGI1 and BGI2 of the Redington Frognaal Neighbourhood Plan (2021).


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-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



Daniel Pope
Chief Planning Officer