

Application ref: 2023/4603/P  
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Date: 18 April 2024

**Development Management**  
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Bexley  
London  
DA5 3PU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused and Warning of Enforcement Action to be Taken**

Address:  
**9-11 Flat 5**  
**Belsize Grove**  
**London**  
**Camden**  
**NW3 4UU**

Proposal:  
Erection of Summer house / Garden Pavilion

Drawing Nos: Location Plan; 9-11BG SH01-1 Rev C; 9-11BG SH01-2 Rev C; Arboricultural Survey prepared by Arbtech on 19/12/2023

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

#### **Reason(s) for Refusal**

- 1 The proposed development, by reason of its size, height, position and bulk, would appear as an incongruous development that would have an adverse impact on the character and appearance of the host building, its neighbours and garden setting, and the Belsize Conservation Area. As such, the proposed development is contrary to Policies A1, D1 (Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 In the absence of an adequate Tree Survey and Arboricultural Impact Assessment

with tree protection measures, the applicant has failed to demonstrate the development does not cause unacceptable harm to trees, contrary to the aims of policies A2 and A3 of the Camden Local Plan 2017.

Informative(s):

1

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.

## **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer