

Date: 13/05/2024
Your Ref: 2023/3379/P
Our Ref: APP/X5210/W/24/3338959

Contact: Jennifer Dawson
Direct line: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG

Tel: 020 7974 4444
www.camden.gov.uk/planning

Dear Sir/Madam,

Appeals by: Kang Lin
Site Address: 95 Castlehaven Road, London, Camden, NW1 8SJ

The Council's case is set out in detail in the officer's delegated report for the planning application 2023/3379/P. This report is appended to this cover letter in Appendix A and recommends that, had an appeal against non-determination not been submitted by the Appellant, planning permission would have been granted. This report describes the application site context, its planning history and relevant policies, and discusses the merits of the application.

The attached putative decision letter dated 13th May 2024, in Appendix B, gives the Council's intended reason for granting the application.

Status of policies and guidance

The Camden Local Plan 2017 was formally adopted by the Council in 2017 and has replaced the previous Core Strategy and Development Policies. The council has begun the process of updating the plan and it is not envisaged that there would be any material changes in relation to this appeal.

The Council adopted its Camden Planning Guidance (CPG) on 7th November 2011. The Council has reviewed and updated these CPGs in phases, the first in March 2018, a second set in March 2019 and more recently a set in January 2021.

The following CPGs are relevant here: CPG 'Design' (2021) – chapter 2 (design excellence) and 3 (heritage); CPG 'Home Improvements' (2021), - section 2.1.1 (rear extensions), section 2.2 (roof extensions) and section 3.1 (windows and doors), CPG 'Amenity' (2021) – chapter 2 (overlooking, privacy and outlook). In addition, there is the Kelly Street Conservation Area Statement which was adopted by the Council in March 2011. Relevant sections are the 'Character Analysis (pages 15-17), 'Current Issues' (page 25) and 'Appendix 1: Built Heritage Audit' (page 54). The site is also located in the Kentish Neighbourhood Plan Area (September 2016). Relevant policy is 'POLICY D3: DESIGN PRINCIPLES' (pages 22 and 23.)

Comments on the Appellants' Grounds of Appeal

There are no further comments on the appellant's grounds of appeal beyond those expressed in the appended officer's report regarding design and heritage.

Yours faithfully,

Jennifer Dawson
Planning Officer
Planning Solutions Team