

Application ref: 2023/4698/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 14 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused and Warning of Enforcement Action to be Taken**

Address:  
**38 Belsize Avenue**  
**London**  
**NW3 4AH**

Proposal: Retrospective application for the erection of a pergola

Drawing Nos: Pergola roof plan; Proposed site plan; Proposed elevation; Existing site plan; Location plan by Terra Quest and Cover letter by Planning Potential (23/7229).

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

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

- 1 The garden structure, by reason of its size, form, and design results in an excessive and incongruous addition which has a detrimental impact on the character and appearance of the host building and the wider Belsize Park Conservation area. The proposal is therefore contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The development by reason of its scale and design resulting in harmful lightspill would have a detrimental impact on the amenity of neighbours contrary to Policy A1 (Managing the impact of growth and development) of the London Borough of Camden Local Plan 2017 of the Camden Local Plan 2017

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 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](mailto: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 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-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