

Application ref: 2023/3478/P
Contact: Obote Hope
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Date: 5 June 2024

Development Management
Regeneration and Planning
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Basement Flat
62 Pilgrim's Lane
London
NW3 1SN

Proposal:

The erection of a single storey garden pavilion to back of the rear garden.

Drawing Nos: A/01/100; A/01/101 REVB; A/01/102 REVA; A/01/103 REVA; A/01/104; A/01/501 REVA; A/02/801; A/02/802; A/02/803 and Planning Statement by William Tozer Associates dated August 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 outbuilding by way of its siting and appearance, including its size, scale and materials would fail to appear as a subordinate garden building, it would be over-dominant and inappropriate in the garden, harmful to the character of the site, the setting of the building/terrace and the character and appearance of the Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. It would also be contrary to the London Plan 2012 and the NPPF 2023.

- 2 Due to the loss of the existing tree and without an adequate tree replacement, the proposal would result in a loss of planting harmful to the appearance, amenity and biodiversity of the site. It would therefore be contrary to policy A3 of the Camden Local Plan 2017 and policies NE3 and NE4 of the Hampstead Neighbourhood Plan 2018. It would also be contrary to the London Plan 2012 and the NPPF 2023.
- 2 Due to the design and siting of the building, there would be increased light spill within the rear garden environment to the detriment of the amenity of occupiers of neighbouring properties. The proposal would therefore be contrary to policy A1 of the Camden Local Plan. It would also be contrary to the London Plan 2012 and the NPPF 2023.

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 2021.

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