

Application ref: 2024/0403/P  
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Date: 24 June 2024

**Development Management**  
Regeneration and Planning  
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Plan And Build  
228 High Street  
Barnet  
Hertfordshire  
EN5 5TD  
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:

**Flat 7**  
**Welford Court**  
**Castlehaven Road**  
**London**  
**NW1 8RS**

Proposal:

Retention of existing storage outbuilding in the garden of Ground Floor Flat no.7 and change of its exterior material finish.

Drawing Nos: PB-24/7WEL/10A & PB-24/7WEL/01B

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

Reason(s) for Refusal

1 Reason for Refusal

The outbuilding, by virtue of its size, location and detailed design is an incongruous addition which harms the character and appearance of the host building and the wider terrace contrary to policies A1 and D1 of Camden's Local Plan 2017.

Informative(s):

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 2023.

## **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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer