

Application ref: 2024/0357/P
Contact: Sophie Bowden
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Date: 16 July 2024

Development Management
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TJR Planning
Suite 3 The Mansion
Wall Hall Drive
Aldenham
WD25 8BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
35 Elsworthy Road
London
Camden
NW3 3BT

Proposal:

Construction of new front boundary fence and gates and bin enclosure in front garden; erection of a timber clad plant/storage shed in the rear garden; and new landscaping scheme for front and rear gardens.

Drawing Nos: 929_PL_001-Site Location Plan, 929_PL_002-Existing Site Plan, 929_PL_003-Proposed Site Plan, 929_PL_004-Proposed Landscape Plan, 929_PL_011-Front Garden - Existing North Facing Elevation, 929_PL_021-Front Garden - Proposed North Facing Boundary Elevation, 929_PL_030-Front Garden - Proposed Section 01 Facing East, 929_PL_031-Front Garden - Proposed Section 02 Facing West, 929_PL_040-Garden Shed Elevations, Planting Details-AlasterAnderson_January2024, 929_Elsworthy Road - DAS PART1_240123, 35 Elsworthy Road Plant Noise Planning Assessment Report_Jan2024, Trees Support Statement_27July2023, Planning_Heritage Statement_Jan2024, 929_Elsworthy Road - DAS PART2_240123

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

Reason(s) for Refusal

- 1 The front boundary fence, gate and posts, the forecourt bin store and the rear garden outbuilding, by way of their size/height, siting and design would represent incongruous and inappropriate features which would detract from the appearance of the streetscene, the landscaped nature of the site and the character and appearance of the Conservation Area within which the site sits. As such, the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, the London Plan 2021 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-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



Daniel Pope
Chief Planning Officer