

Application ref: 2024/3048/P
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Date: 9 September 2024

Development Management
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Planning by Design
167-169 Great Portland Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Refused

Address:
Kings Court
523 Finchley Road
London
NW3 7BP

Proposal: Erection of a two storey upward extension, to create 3 x residential units.

Drawing Nos: Plans: 01; 02; 03; 04; 05; 06; 07

Supporting information: Planning, Design and Access Statement prepared by Planning by Design; Daylight and Sunlight Report (Proposed Dwellings) prepared by ANSTEY HORNE, 30/04/2024, ref. MP/RC/ROL01349 ; Daylight and Sunlight Report prepared by ANSTEY HORNE, 30/04/2024; Townscape and Visual Impact Statement prepared by Brown Fisher Environmental, May 2024, ref. 246851TVIA

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 The proposal does not comply with the nationally described space standard issued by the Department for Communities and Local Government and so cannot benefit from permitted development by virtue of Article 3(9A) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

- 2 The external appearance of the proposed two storeys upwards extension, by reason of its design, height, materials, scale and massing, would be detrimental to the character and appearance of the host building, and the surrounding area. The proposal would be contrary to policies D1(Design) and D2(Heritage) of Camden Council's Local Plan 2017, the London Plan 2021 and section 12 (Achieving well-designed places) of the National Planning Policy Framework 2023. Prior approval is therefore refused due to the detrimental impact under Paragraph A.2.(1)(e) of Part 20 (external appearance) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2020).
- 3 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of Camden Local Plan 2017.

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 2023.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer