

Application ref: 2023/5407/P  
Contact: Blythe Smith  
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Date: 17 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Smart Garden Offices Ltd  
Thurston Park  
Church Road  
Thurston  
Bury St Edmunds  
IP31 3RN  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat A**  
**23 Hampstead Lane**  
**London**  
**N6 4RT**

Proposal:

Erection of outbuilding

Drawing Nos: Design, Access and Heritage Statement; UL480E01A; UL480B01B;  
UL480P01B; UL480L01B;

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 reason of its siting, scale and design, would dominate the rear garden of the host property and detract from the open setting of neighboring gardens, failing to appear as a subordinate garden addition and detracting from the character and appearance of Hampstead Conservation area, contrary to Policies A1, D1 and D2 of the Camden Local Plan 2017 and policy DH1 of the Highgate Neighbourhood Plan 2018.
- 2 The proposed development would fail to demonstrate that the existing trees on and off-site would be adequately protected, contrary to policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer