

Application ref: 2024/1200/P
Contact: Kristina Smith
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Date: 7 November 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
33 Ferncroft Avenue
London
NW3 7PG

Proposal:
Amalgamation of four residential units to a single dwelling and internal and external alterations

Drawing Nos:
23033/PA-01 P-00, 23033/PA-02 P-00, 23033/PA-03 P-00, 23033/PA-04 P-00, 23033/PA-05 P-00, 23033/PA-06 P-00, Design and Access Statement received 26/03/2024 by SM Planning, Heritage Statement received 26/03/2024 by Cogent Heritage, 23033/EX-01 P-00, 23033/EX-02 P-00, 23033/EX-03 P-00, 23033/EX-04 P-00, 23033/EX-05 P-00, 23033/EX-06 P-00, Covering Letter received 26/03/2024 by SM Planning, 23033/LP-00 P-00

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

Reason(s) for Refusal

- 1 The proposed development would result in the net loss of three permanent self-contained homes, including a mix of large and small homes and a high priority unit size, and would undermine the Council's aim of securing a sufficient supply of homes to meet the needs of existing and future households, contrary to policy H1 (increasing housing supply) of the London Plan and policies H1 (maximising housing supply), H3 (protecting existing homes), H6 (housing choice and mix) and H7 (large and small homes) of the 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer