

Application ref: 2024/5573/P
Contact: Matthew Kitchener
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Date: 30 January 2025

Development Management
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NAPC
Suite 005 Watermoor Point
Watermoor Road
Cirencester
GL7 1LF
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 a detached timber outbuilding in the rear garden

Drawing Nos: SB896B01; SB896B02A; SB896L01; SB896E01A; SB896P01; Tree Survey, Arboricultural Impact Assessment and Method Statement (Roavr Group, 18/11/2024); Planning Statement (NAPC, November 2024).

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 neighbouring 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 DH2 of the Highgate Neighbourhood Plan 2018.

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