

Mr Christopher George
The Limes
Heathfield Road
Sands
High Wycombe
Bucks
HP12 4DQ

Application Ref: **2011/3887/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

23 September 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
**18 Kidderpore Gardens
London
NW3 7SR**

Proposal:
Erection of single-storey portacabin within school grounds (adjacent to junction between Kidderpore Gardens and Ferncroft Avenue) to provide additional offices for staff (Class D1).
Drawing Nos: 1165/01.

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

Reason(s) for Refusal

- 1 The proposed portacabin would be an obtrusive and prominent feature which would fail to respect its setting, context and the existing topography and its detailed design would be at odds with the surrounding buildings and structures which contribute positively to the character and appearance of the Redington Froggnal Conservation Area. The proposal is therefore contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality



Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 In the absence of sufficient information to establish the impact of the proposed works on the roots of the mature tree located within the front area of the property on Kidderpore Gardens, which is considered to have significant amenity value within the conservation area, the proposal would be likely to result in harm to the tree contrary to policy CS15 (Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity) of the London Borough of Camden Replacement Local Development Framework Core Strategy.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal No.2 (Impact on Trees) may be overcome by the submission of an independent arboricultural report which would assess the impact of the development on the tree within the front area of the site. This report should follow the guidance contained within British Standard 3998 'Trees in relation to construction'.

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