

Studio Morgan
49 Bedford Road
London
E17 4PX

Application Ref: **2016/3229/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Flat First Second and Third Floor
25 Rochester Square
London
NW1 9SA**

Proposal:

Installation of an outbuilding replacing existing shed in the rear garden of residential flat (Class C3).

Drawing Nos: Arboricultural Report; 114-20-01 RevB; 114-00-02; 114-00-01.

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

Reason(s) for Refusal

- 1 The proposal is considered to be unacceptable in terms of height and scale impacting detrimentally on the character and appearance of the host building and the conservation area and is contrary to policy CS5 (Managing the impact of growth and development) 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 The proposal is considered to be unacceptable in terms of lack of information and



potential impact on a valued tree and is therefore contrary to policy CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) 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.

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 paragraphs 186 and 187 of the National Planning Policy Framework.

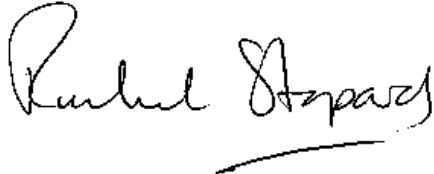
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities