

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2017/0080/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
2 Provost Road
London
NW3 4ST

Proposal:
Erection of lower ground extension and garden building to the rear of the existing dwelling house (Class C3).

Drawing Nos: PR002-E001; PR002-E002; PR002-E010; PR002-E011; PR002-E012; PR002-E013; PR002-E020; PR002-E021; PR002-E022; PR002-E023; PR002-P002; PR002-P010; PR002-P011; PR002-P012; PR002-P013; PR002-P020; PR002-P021; PR002-P022; PR002-P023; PR002-P025; 16387-BT2; Design and Access Statement prepared by Hugh Cullum Architects; Arboricultural Assessment and Method Statement prepared by Barrell Tree Consultancy dated 6th January 2017.

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 location, size and scale would detract from the general openness of the rear garden area, would be overly dominant and appear as an incongruous form of development, furthermore it would harm the setting of the



listed building and result in harm to the character and appearance of the surrounding conservation area, 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. The proposed development would also be contrary to the policies A1 and D1 of the emerging London Borough of Camden Local Plan Submission Draft 2016, policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

Informative(s):

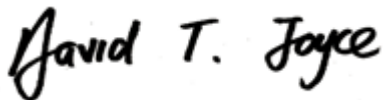
- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning