

Soli Ltd
196 Silver Birch
London
N11 3NX

Application Ref: **2017/1445/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

17 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Garden Studio Flat
61 Oakley Square
London
NW1 1NJ

Proposal:
Erection of a single storey extension to existing garden outbuilding (Class C3)
Drawing Nos: (Prefix: T08031) 700, 701, 702, 703, 704, 705 (all dated March 2017), Design
and Access Statement (received 12/03/17)

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

Reason(s) for Refusal

- 1 The proposed extension and resulting outbuilding by virtue of its siting, scale, design and materials would dominate the rear garden of the host property and fail to appear as a sub-ordinate garden addition, it would fail to represent high quality design and would lead to a further loss of the green open character to the rear of the property/terrace. The development would therefore result in harm to the character and appearance of the property and conservation area as well as to further erode the setting of the Grade II listed building to the detriment of its architectural and



historic interest, contrary to policies A2, D1 and D2 of the Camden Local Plan 2017.

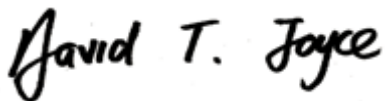
- 2 The proposed extension and resulting outbuilding by virtue of its scale and siting would result in an overbearing visual impact and unacceptable sense of enclosure to the occupiers of adjoining properties as well as the lower ground floor unit within the host building. The development would also result in a loss of natural light to the occupiers of the lower ground floor unit as well as a detrimental loss of garden amenity to occupiers of units within the host building with access to the existing garden as well as to either neighbouring property. The development is therefore contrary to policies A1 and A2 of the Camden Local Plan 2017.
- 3 In the absence of an Arboricultural Impact Assessment and Methods Statement, the proposed extension would be likely to cause harm to the mature trees protected by Tree Preservation Orders within the adjacent garden (at no.60) contrary to policies A1 and A3 of the Camden Local Plan 2017.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning