

Charles Doe Architects
3 The Square
Richmond
TW9 1DY

Application Ref: **2017/2567/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

6 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
**5 Oval Road
London
NW1 7EA**

Proposal:
Two-storey side extension at lower ground and ground floor levels with associated landscaping to the rear; enlargement of service staircase to create side access; enlargement of front lightwell; replacement of windows with triple glazing, all to residential dwelling (Class C3).

Drawing Nos:

S-00; S-01; S-02/A; S-03; S-04; S-05; S-06; S-07; S-08; TP-02/A; TP-01; TP-03; TP-04; TP-05; TP-06; TP-07; TP-08; TP-09; TP-10; TP-11; Design and Access Statement; Tree Protection plan and Arboricultural Method Statement 1701/08/TPP.



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

Reason(s) for Refusal

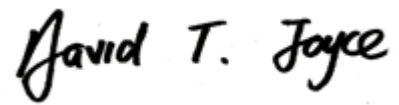
- 1 The proposed side extension by virtue of its height, width, scale, bulk and detailed design would appear as an incongruous addition that would infill the gap to the side of the parent building, unbalancing the semi-detached pair and would have a detrimental impact on the character and appearance of the host property and the Primrose Hill Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 2 The proposed alteration to the side access would cause harm to the character of the parent building, unbalancing the semi-detached park and would have an adverse impact on the character and appearance of the host property and Primrose Hill Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 3 In the absence of sufficient supporting information regarding the basement level excavation the applicant has failed to demonstrate that the proposed development would not cause harm to neighbouring properties, trees, the structural, ground or water conditions of the area contrary to Policies A5 (Basements) and CC3 (Water and flooding) of the Camden Local Plan 2017.
- 4 The proposed development by virtue of the removal of tree T5 (sycamore tree), would result in loss of a tree of significant amenity value, causing harm to the character of the host building and the Primrose Hill Conservation area, contrary to policies D2 (Heritage), A3 (Biodiversity) and A5 (Basements) of Camden Local Plan 2017.
- 5 In the absence of sufficient information regarding the detailing of the windows, the applicant has failed to demonstrate the proposed replacement windows would not cause harm to the character and appearance of the host building and the surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 6 The proposed provision of a garage for on-site car parking would promote unsustainable modes of transport and would fail to limit parking across the Borough contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of 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