

Zap Architecture
The Bell Tower
St Matthew's Church
London
SW1P 2BU

Application Ref: **2016/5052/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
95 Torriano Avenue
London
NW5 2RX

Proposal:

Erection of outbuilding in rear garden.

Drawing Nos: 000 rev B, 001 rev B, 101 rev B, 201 rev B, 202 rev B, 502 rev D, 602 rev C, 604 rev C, 607 rev A.

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 siting, scale and detailed design would detract from the general openness of the rear garden area, and would appear as an incongruous form of development. The proposals would therefore be detrimental to the character and appearance of the host property, neighbouring buildings, and wider area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and the the Kentish Town Neighbourhood Plan 2016.



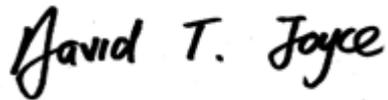
- 2 In the absence of an arboriculture assessment with regard to trees, the applicant has failed to demonstrate that the proposed outbuilding would not harm any tree(s) in close proximity to the outbuilding, contrary to policies A3 (Biodiversity) and D1 (Design) Camden Local Plan 2017.

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