

Application ref: 2018/2436/P
Contact: Sofie Fieldsend
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Date: 28 August 2018

Development Management
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R Hollowood Ltd
4 Albany Mews
Kingston Upon Thames
KT2 5SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat 3 and 4
2 Richborough Road
London
NW2 3LU

Proposal: Erection of a single storey ground floor side/rear extension to flats 3 and 4.

Drawing Nos: 181848-3-EXISTING, 181848-4-PROPOSED and site location plan.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

- 1 The proposed extension by reason of the loss of rear garden space would result in overdevelopment of the site and would appear as an unduly dominant form of development contrary to policies D1 and A2 of Camden's Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
- 2 The proposed development, by reason of its layout, would result in harm to the quality of amenity of the occupants of studios 2-4, contrary to policy A1 (Managing the impact of development) of the London Borough 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

David T. Joyce

David Joyce
Director of Regeneration and Planning