

Application ref: 2018/2619/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 8 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Forrester Architects
Studio 34
Harcombe Road
Hackney London
N16 0SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B
8 Cliff Road
London
NW1 9AN

Proposal:

Erection of outbuilding for ancillary use as artist's studio, and garden access stair.

Drawing Nos: 143_00.04(b), 143_00.00(b), 143_02.06, 143_03.01, 143_04.01, 143_04.05, 143_04.02, 143_04.00, 143_03.05, 143_02.05, 143_03.00, 143_03.02, 143_02.01, 143_02.02, 143_01.01, 143_01.05, 143_02.00, 143_01.03, 143_01.02, 143_01.00, 143_01.04, Planning Design & Access Statement, Tree Retention and Protection Plan, Tree Constraints Plan, Tree Survey Schedule, AIA.

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 virtue of its siting and scale would dominate the rear garden of the host property and fail to appear as a subordinate garden addition, resulting in a loss of the green open character to the rear of the property and surrounding area resulting in harm to the character and appearance of the conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.

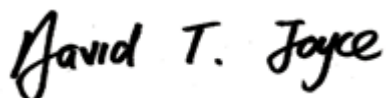
- 2 The proposed access stair would appear as an incongruous addition at an elevated height which would constitute unnecessary visual clutter and result in harm to the character and appearance of the conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed access stair, by reason of its siting, would lead to undue overlooking to the existing and future occupiers of Flat B which would be detrimental to their amenity contrary to policy A1 of the London Borough of Camden Local Plan 2017.
- 4 The proposed outbuilding by virtue of its siting, scale and height would result in a loss of outlook to the occupiers of the ground floor flat within 8 Cliff Road to the detriment of their amenity, contrary to Policy A1 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 paragraph 38 of the National Planning Policy Framework 2018.

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