

Application ref: 2018/1922/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 21 February 2019

Development Management
Regeneration and Planning
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Vernon Architects
Flat 10 Montagu Court
27-29 Montagu Square
London
W1H 2LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
42 Kingstown Street
London
NW1 8JP

Proposal:
Erection of a single storey rear extension and reconfiguration of windows to Kingstown Street (side) elevation.

Drawing Nos: Design & Access Statement April 2018, Arboricultural Impact Assessment 27.11.2018, (VA(PL)-) 010, 010A, 095, 100, 105B, 110, 115, 120, 200A, 201A, 300, 301, 310B, 311B, 500, 600

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, by virtue of its height, bulk and mass, would fail to be subordinate to the host building and be out of character for a group of buildings that are largely unaltered at the rear. As such the proposal would be harmful to the character and appearance of the host building, group of buildings of which it forms a part and the wider conservation area contrary to policies D1 (Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017.
- 2 The proposed extension by reason of the resulting loss of garden space would result

in overdevelopment of the site and would be contrary to policies D1 (Design), D2 (Heritage), A2 (Open Space) and A3 (Biodiversity) of London Borough of Camden Local Plan 2017.

- 3 The proposed development, by reason of its loss of light and sense of enclosure, would result in harm to the living conditions of the occupants of the neighbouring property, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

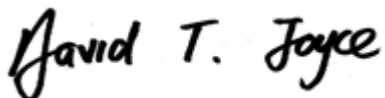
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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