

Application ref: 2017/6280/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 13 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Building Design Consultants  
47 Deer Park Way  
Waltham Abbey  
EN9 3YN

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat A**  
**43 Kingsgate Road**  
**London**  
**NW6 4TD**

Proposal: Erection of single storey rear and side extension at ground floor level and first floor rear extension to ground/lower ground floor flat; alterations to rear garden including lowering of levels to form larger patio and stepped terraces as well as re-landscaping

Drawing Nos: 16025: 1; 2; 3D; Daylight Calculation Report by Building Design Consultants dated October 2017 (Version 1).

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

#### Reasons for Refusal

- 1 The proposed development, by reason of the bulk, scale, siting and detailed design of the combined ground floor rear and side and the first floor rear extensions, would be visually dominant and incongruous additions that result in harm to the host building, wider terrace and the local area, contrary to policy D1 of the London Borough of Camden Local Plan 2017.
- 2 The proposed alterations to the rear would result in a disproportionate area of the

garden being impermeable and hard surfaced without space for planting. The works would thus harm the garden setting and character of the host property and terrace, erode its biodiversity value and, in the absence of adequate reporting, exacerbate local issue of flooding. Consequently, the scheme would remain contrary to policies A1, A2, A3, D1 and CC3 of the London Borough of Camden Local Plan 2017.

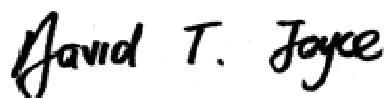
- 3 The proposed ground floor side extension by reason of its siting and scale and height of flank boundary wall would result in a harmful sense of enclosure to the adjoining building of No. 45 Kingsgate Road contrary to policy A1 of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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