

Application ref: 2019/0155/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 21 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)

Cullen Planning Ltd  
84 Anyards Road  
Cobham  
KT11 2LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**126 Boundary Road**  
**London**  
**NW8 0RH**

Proposal:  
Erection of part single, part two-storey rear extension at ground and first floor level

Drawing Nos: Planning Statement Design and Access Statement & Heritage Statement  
(Cullen Planning Ltd), 18491 PA - 003, 18491 \_PA\_C\_ 013, 18491 \_PA\_ 002, 18491  
PA - 001, 18491 \_PA\_C\_ 012

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

#### **Reasons for Refusal**

- 1 The proposed rear extension at first floor level, by virtue of its siting and scale, would create an incongruous, and visually intrusive addition which would fail to respect the consistent historic built form of the adjoining terrace eroding its uniformity, to the detriment of the appearance of the host building and terrace and would fail to preserve the special character of the St Johns Wood Conservation Area contrary to policies G1, D1 and D2 of the London Borough of Camden Local Plan (2017)
- 2 The proposed first floor rear extension, by virtue of its scale and siting, would result in an overbearing sense of enclosure to the rear habitable room windows at first floor

to the adjoining nos. 124 and 128 Boundary 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, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer