

Application ref: 2018/5202/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 29 April 2019

**Development Management**  
Regeneration and Planning  
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Ciarcelluti Mathers Architecture  
Unit 1, 1 Ghent Way  
London  
E8 2PE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat A**  
**124 Greencroft Gardens**  
**London**  
**NW6 3PJ**

Proposal:

Erection of single storey rear extension with green roof, following demolition of existing rear extension.

Drawing Nos: 116-PD-01, 116-PD-02\_Rev.A, 116-PD-03Rev.A, 116-PD-04\_Rev.B & 116-PD-05\_Rev.B

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its design and resulting scale would constitute a dominant rear addition that would harm the character and appearance of the host building and its garden setting, as well as the character and appearance of the South Hampstead Conservation Area, contrary to policies D1 (Design) & D2 (Heritage) of the Camden Local Plan (2017).

- 2 Insufficient information has been provided to demonstrate there would not be an impact on the levels of daylight or sunlight received by neighbouring properties Nos.122 and 126 Greencroft Gardens, contrary to policy A1 (Managing the Impact of Development) of the London Borough of Camden Local Plan (2017).
  
- 2 By reason of its detailed design, scale, and siting the proposed development would result in an harmful level of light pollution and an unneighbourly sense of enclosure to neighbouring properties at nos. 122 and 126 Greencroft Gardens, contrary to policy A1 (Amenity) 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 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 light grey rectangular background.

Daniel Pope  
Chief Planning Officer