

Application ref: 2019/0959/P
Contact: Alyce Keen
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Date: 27 August 2019

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JMS Planning & Development Ltd
203 Westminster Bridge Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**110 Greencroft Gardens
London
NW6 3PH**

Proposal: Demolition of the rear existing single storey extension. Erection of a two storey rear extension to allow the extension of an existing self-contained unit at first floor along with new windows and other associated works.

Drawing Nos: GG - 09/10/2017 - TSE 01; GG - 09/10/2017 - P 01; GG - 09/10/2017 - P 02; GG - 09/10/2017 - EV 01; GG - 09/10/2017 - EV 02; GG - 09/10/2017 - EV 03.

GG - 08/01/2019 - TSE 02; GG - 07/02/2019 - PL 01-C; GG - 07/02/2019 - PL 02; GG - 08/01/2019 - PEV-01; GG - 08/01/2019 - PEV-02; GG - 08/01/2019 - PEV-03; GG - 10/01/2019 - PEV-04.

Design & Access Statement prepared by JMS Planning & Development Ltd dated February 2019.

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

Reason(s) for Refusal

- 1 The proposed two storey rear extension, by reason of its height, depth, bulk and location, is considered to over-dominate the rear elevation and characteristic rear return, to the detriment of the character and appearance of the host building, wider terrace, and the South Hampstead conservation area. The application is therefore

contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The proposed two storey rear extension, by reason of its height, depth, bulk, and location, would cause unacceptable harm to the amenity of neighbouring residential occupants at 108 Greencroft Gardens by way of loss of outlook, contrary to policy A1 (Managing the impact of development) 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer