

Application ref: 2019/5088/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 13 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
13 Woodchurch Road
London
NW6 3PL

Proposal: Erection of a single storey, ground floor rear extension as a amendment to planning permission ref: 2019/2851/P dated 04.10.2019.

Drawing Nos: 001; 002; 003 P-1; 19060; 190503-R001; 19060/CJ/ao'm; 100 P-1; 101 P-1; 150; 151; 200 P-1; 201 P-1; 202 P-1; 203 P-1; 211 P-1; 250; 251; 252; 253 and AIA/MF/044/19.

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 reason of its siting, bulk and mass, in addition to the extensions already approved, would have a detrimental impact on the character and appearance of the host building and the South Hampstead Conservation Area contrary to polices D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed extension by reason of the resulting loss of garden space and sense of openness would result in overdevelopment of the site and would be contrary to policies A2 (Open Space) and A3 (Biodiversity) of the London Borough of Camden

Local Plan 2017.

Informative(s):


- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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