

Application ref: 2020/5310/P  
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Date: 12 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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MoreSpace  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Ground Floor Flat,  
4 Savernake Road  
London  
NW3 2JN**

Proposal:

The erection of a single storey rear and side extensions with new lightwell to the flank elevation at ground floor level

Drawing Nos: 01; 02; 03; 04; 05; 06; 07; 08 and Ordinance Survey Map commissioned by UK Planning Maps p2cuk/535647/725664.

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

#### Reason(s) for Refusal

- 1 The proposed development, by reason of its scale, bulk, extent of footprint and detailed design would harm the character and appearance of the host property, terrace and conservation area contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017.
- 2 Insufficient information has been submitted in relation to the impacts of the proposed rear extensions on tree/s in the rear garden , to ascertain whether the development would impact on the wellbeing of this tree, the loss of which would impact on the character and appearance of the conservation area contrary to policies A3

(Biodiversity), D1 (Design) of the Camden Local Plan (2017) the proposal is in general accordance with Policies, Publication London Plan 2020; and the provisions of the National Planning Policy Framework 2019.

Informative(s):

1

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