

Application ref: 2021/1386/P
Contact: Fergus Wong
Tel: 020 7974
Email: Fergus.Wong@camden.gov.uk
Date: 10 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**43 A St Augustine's Road
London
NW1 9RL**

Proposal:

Erection of a single storey rear extension plus infill of side passage to provide additional accommodation to basement flat.

Drawing Nos: 5154-E01; 5154-P01 Rev. A; 5154-OS1; 5154-OS2

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 excessive size and scale especially in relation to the size of the garden, would harm the character and appearance of the host property and the Camden Square Conservation Area and would reduce the value of the existing garden amenity space. It would therefore not be in accordance with policies D1 (Design) and D2 (Heritage) of 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 2021.

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