

Application ref: 2021/3573/P
Contact: Ewan Campbell
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Date: 15 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

Tone
8 Sycamore Lane
Ashford
TN23 3RS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**31 Agar Grove
London
NW1 9UG**

Proposal: Conversion from one 3 bedroom flat and 4 bedsits to one 2 bedroom flat and three 1 bedroom flats.

Drawing Nos: 21034 A 1000 P 1, 21034 A 1001 P 1, 21034 A 1002 P 1, 21034 A 1101 P 1, 21034 A 1102 P 1, 21034 A 2001 P 1, 21034 A 2002 P 1

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 would result in the loss of housing with shared facilities, which would reduce the supply of lower cost housing in the borough, contrary to Policy H10 (Housing with shared facilities) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development would result in the loss of a larger, three-bedroom, family sized home, contrary to Policy H7 (Large and Small Homes) 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 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