

Application ref: 2020/5899/P  
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Date: 4 February 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Henning Stummel Architects  
Gate House, 1 Smugglers Yard  
Devonport Road  
London  
W12 8HU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Land at rear of 65 Agar Grove  
London  
NW1 9UE**

Proposal:

Erection of single storey new dwelling in the back garden.

Drawing Nos: 135 001 PR Rev. A.; 135 010 PR Rev. A; 135 020 PR Rev. A; 135 100 PR Rev. A; 135 110 PR Rev. A; 135 200 PR Rev. A; 135 210 PR Rev. A; 135 220 PR Rev. A; 135 300 PR Rev. A; 135 310 PR Rev. A; Planning Document by Henning Stummel Architects December 2020.

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 virtue of its position, bulk and detailed design, would appear as an incongruous development that would have an adverse impact on the character and appearance of the host and neighbouring buildings and surrounding Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of the inadequate level of outlook provided for future occupants of the dwelling would result in a poor standard of

accommodation, contrary to policies A1 (Managing the impact of development), D1 (Design) and H7 (Large and small homes) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of any cycling parking provision, would fail to promote sustainable transport in the borough, contrary to policy T1 (Prioritising walking, cycling and public transport) of London Borough of Camden Local Plan 2017.
- 4 The proposed development, by reason of the removal of an existing mature tree on site and absence of any information relating to the protection of trees on site and at neighbouring gardens, would impact upon the visual amenity and character of Camden Square Conservation Area, contrary to policies A2 (Open Space), A3 (Biodiversity), D1 (Design), D2 (Heritage) of London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 (Parking and car-free development) of London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing a construction management plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials) of London Borough of Camden Local Plan 2017.
- 7 The proposed development in the absence of additional information to demonstrate the new dwellings' performance against carbon reduction targets towards net-zero, and reduction of surface water run-off, would be likely to increase the carbon emissions in the borough and surface water run-off, contrary to policies CC1 (Climate change mitigation) and CC2 (Climate change adaptation) of London Borough of Camden Local Plan 2017.

Informative(s):

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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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer