

Application ref: 2021/4219/P
Contact: Fergus Wong
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Date: 22 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Graham Ford Architects
Britannia House
11 Glenthorne Road
London
W6 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
37 Estelle Road
London
NW3 2JX

Proposal:

Amalgamation of three flats to a single family dwellinghouse, bike store to front garden and insertion of new window to side elevation at ground floor level.

Drawing Nos: Planning Statement dated August 2021; PL-1000 Rev. 00; PL-1001 Rev. 00; PL-1002 Rev. 00; PL-1010 Rev. 00; PL-1011 Rev. 00; PL-2000 Rev. 00; PL-2001 Rev. 00; PL-4000 Rev. 00; PL-4001 Rev. 00

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 net loss of two existing homes and would undermine the Council's aim of securing a sufficient supply of homes to meet the needs of existing and future households, contrary to Policies H1 (maximising housing supply) and H3 (protecting existing homes) of the 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