

Application ref: 2021/6220/P  
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Date: 13 July 2022

**Development Management**  
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EA Town Planning LTD  
13 Harrowes Meade  
Edgware  
HA8 8RR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused and Warning of Enforcement Action to be Taken**

Address:

**Lyncroft Studios**  
**Flat 1, 282 Finchley Road**  
**London**  
**NW3 7AD**

Proposal:

Erection of outbuilding in rear garden (retrospective).

Drawing Nos: 02122-G1-00-020-00, FR.282.EX.01 rev 0, FR.282.EX.02 rev 0.

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

#### **Reason(s) for Refusal**

- 1 The outbuilding, by virtue of its size, design and siting, fails to preserve or enhance, but instead causes harm to, the nature conservation, biodiversity and amenity value of the rear garden and also fails to reduce the risk of flooding at the site, contrary to the aims of policies A1, A2, A3, CC2, CC3 and D1 of the Camden Local Plan and SD2, SD4, SD5 and BGI 1 of the Redington Frognal Neighbourhood Plan.
- 2 The outbuilding, by virtue of its size, design and siting, fails to preserve or enhance, but instead causes harm to, the character and appearance of the application site and the wider area, including the Redington Frognal Conservation Area, contrary to the aims of policies D1 and D2 of the Camden Local Plan and SD4 of the Redington Frognal Neighbourhood Plan.

- 3 In the absence of an adequate Tree Survey and Arboricultural Impact Assessment, the applicant has failed to demonstrate the development does not cause unacceptable harm to trees, contrary to the aims of policies A3 of the Camden Local Plan and BGI 2 of the Redington Frognal Neighbourhood Plan.
- 4 In the absence of an adequate noise and vibration assessment, the applicant has failed to demonstrate the development does not generate unacceptable noise and vibration impacts contrary to the aims of policies A1 and A4 of the Camden Local Plan.
- 5 The outbuilding, by virtue of its size, design and unneighbourly position causes unacceptable harm to the amenity of surrounding residential occupiers by way of loss of visual privacy, overlooking and loss of outlook, contrary to the aims of policies A1 and A4 of the Camden Local Plan and SD4 and SD5 of the Redington Frognal Neighbourhood Plan.
- 6 The applicant has failed to justify the need for active cooling by reducing and mitigating the impact of overheating through the application of the cooling hierarchy, thereby failing to minimise carbon dioxide emissions, contrary to policies CC1 and CC2 of the Camden Local Plan and policy SD1 of the Redington Frognal Neighbourhood Plan.

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.

## **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer