

Application ref: 2021/5608/P
Contact: Enya Fogarty
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Date: 25 October 2022

Development Management
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KAS Architects
2 lord cameron house
8 kidderpore avenue
london
NW3 7SU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**21 Mornington Crescent
London
NW1 7RG**

Proposal:

Erection of outbuilding to the rear of garden for use as a studio office with associated landscaping.

Drawing Nos: Drawing Nos: 105-00-DR-001; 105-GF-DR-001; 105-S-DR-102; 105-GF-DR-200; 105-E-DR-203 P3; 105-RF-DR-205 P2; Email redacted dated 30/05/2022 ; Email redacted dated 30/06/2022 ;Heritage statement prepared by KAS Architect dated November 2021; Design and Access Statement prepared by KAS Architect dated November 2021; Arboricultural Method Statement prepared by Mornington Property Investment Ltd dated 1st March 2021.

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

Reason(s) for Refusal

- 1 The proposed outbuilding by virtue of its siting, size and scale would dominate the rear garden of the host property and would fail to appear as a subordinate garden addition and is considered to detract from the special interest and setting of the listed building and the character and appearance of the surrounding Conservation Area, contrary to Policy D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1

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:

<https://www.gov.uk/appeal-planning-decision>.

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