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Date. 14-11-22

To Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

PLANNING STATEMENT.

APPLICATION SITE: 2 RICHBOROUGH ROAD LONDON NW2 3LU.

PROPOSAL.

GROUND FLOOR REAR ELEVATION SINGLE STOREY EXTENSION (TO SOUTH WEST SIDE ELEVATION OF THE PROJECTING EXISTING BACK ADDITION) & REMOVAL OF STORAGE STRUCTURE ATTACHED TO GARDEN STUDIO.

SEE APPLICATION DRAWINGS ILLUSTRATING THE PROPOSAL:  
222006-1-EXISTING.  
222006-2-PROPOSED.

APPLICATION OBJECTIVE.

To gain consent for additional floor area to Apartments 3 and 4 in order that the apartments will comply with directives issued to my client by CAMDEN COUNCIL PRIVATE

SECTOR HOUSING DEPT. (demanding minimum compliant floor areas for studios 3 and 4.)

By way of addressing the reasons for refusal given by Camden Council for my application: 2018/2436/P . (Refused).

The reasons given on decision notice.

1. The proposed extension by reason of the loss of rear garden space would result in overdevelopment of the site and would appear as an unduly dominant form of development contrary to policies D1 and A2 of Camden's Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
2. The proposed development, by reason of its layout, would result in harm to the quality of amenity of the occupants of studios 2-4, contrary to policy A1 (Managing the impact of development ) of the London Borough of Camden Local Plan 2017.

Proposed revision detailed in this application to mitigate / negate reasons for refusal.

The removal of the storage structure attached to "garden studio" to increase amenity / garden area to the rear and compensates for any loss created by the proposal. Nett gain over and above existing amenity / garden area 3.4 M2 following construction of proposal.

Reason for refusal 1.

The amenity, area following implementation of the proposal remains as existing (in terms of area) this negates the "loss of rear garden space" given as the reason for No.1.

Reason for refusal 2.

The change in layout relating to the rear garden, with the area of garden remaining as existing no longer creates harm to the quality of amenity for the occupants of studio 2 and 4.



REAR ELEVATION.



REAR ELEVATION.



REAR ELEVATION.



STORAGE AREA.

THE STRUCTURE WAS USED IN CONTRAVENTION OF PLANNING RULING LATER  
CONSENTED AS STORAGE.

OF LATE A DELIQUENT TENNANT HAS IMPROPERLY AND IN CONTRAVENTION OF PLANNING PERMISSION, STATUTORY BUILDING REGULATIONS AND PRIVATE SECTOR HOUSING REGULATIONS, ENCLOSED THE STRUCTURE AND AMALGAMATED IT WITH THE LAWFUL GARDEN FLAT.

THE OWNER HAS PERSUED LEGAL PROCESS TO EVICT THE TENNANT.

THE WORKS CARRIED OUT BY THE TENNANT (WITHOUT ANY AUTHORITY OF ANY SORT) REQUIRE CORRECTION, IN THE CIRCUMSTANCES REMOVAL OF THE STORE IN ITS TOTALITY IS EXPEDIENT.



ENTRANCE TO GARDEN FLAT.





FRONT ELEVATION.



Application ref: 2018/2436/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 28 August 2018

**Development Management**  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**Flat 3 and 4**  
**2 Richborough Road**  
**London**  
**NW2 3LU**

Proposal: Erection of a single storey ground floor side/rear extension to flats 3 and 4.

Drawing Nos: 181848-3-EXISTING, 181848-4-PROPOSED and site location plan.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

- 1 The proposed extension by reason of the loss of rear garden space would result in overdevelopment of the site and would appear as an unduly dominant form of development contrary to policies D1 and A2 of Camden's Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
- 2 The proposed development, by reason of its layout, would result in harm to the quality of amenity of the occupants of studios 2-4, contrary to policy A1 (Managing the impact of development ) of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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