

Application ref: 2022/2203/P  
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**Development Management**  
Regeneration and Planning  
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David Salisbury Joinery  
65 Pennymoor Drive  
Middlewich  
CW10 9QP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**St Johns Lodge  
Harley Road  
London  
NW3 3BY**

Proposal:

Erection of timber conservatory to side (King Henry's Road) elevation.

Drawing Nos: 12453 /01; 12453 /02; 12453 /03; 12453 /04

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

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

- 1 The proposal, by way of it siting, size/height and design/materials would be an incongruous addition to the building, adversely impacting the appearance of the building and the character and appearance of the Conservation Area. As such, the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the LB Camden Local Plan, the London Plan 2021 and the NPPF 2021.
- 2 In the absence of a Daylight Assessment insufficient evidence has been provided to demonstrate that the proposal would not result in a loss of daylight to the bedroom window of the lower ground floor flat. Furthermore, due to its height, design, extent and proximity to the bedroom window, the proposed development including the stairs would result in a loss of outlook, increased sense of enclosure and loss of

privacy to the occupiers of the lower ground floor flat. The proposal is therefore contrary to policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

- 3 In the absence of an Arboricultural Impact Assessment, the proposal does not demonstrate that the development would not have an adverse impact on protected trees on the site contrary to policy A3 (Biodiversity) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

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](mailto: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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer