Camden

CPD Construction LLP
8a Chamberlain Street
London
NW1 8XB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
25 Marquis Road
London
NW1 9UD

Proposal:
Repositioning of single-glazed timber frame sash window at 2nd floor level on rear elevation (200mm higher).

Drawing Nos: Site location plan; 01, 02, 03; Design and access & Heritage Impact statements from CPD Construction LLP dated November 2022.

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

Reason(s) for Refusal

1   The proposed repositioning of the 2nd floor rear window, by virtue of its siting and location, would result in an incongruous and unsympathetic alteration, which would disrupt the historic pattern, architectural symmetry and balanced elevational composition of the rear terrace (nos. 23-35 Marquis Road) when viewed together as a group. The proposal would therefore be harmful to the character and appearance of the host building, wider rear terrace and Camden Square Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) 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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

https://www.gov.uk/appeal-householder-planning-decision.

If you submit an appeal against this decision you are now eligible to use the new *submission form (*Before you start - Appeal a planning decision - GOV.UK*).*

Yours faithfully

Daniel Pope
Chief Planning Officer