

Application ref: 2023/0935/P
Contact: Duty Determination Team
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Email: planning@camden.gov.uk
Date: 26 April 2023

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Helen J Bowers Architect
Unit 2
Florentia Village
Vale Road
London
N4 1PZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**28 Roderick Road
London
Camden
NW3 2NL**

Proposal: Installation of bike and bin store to front garden and replacement of front single glazed timber windows with double glazed timber windows.

Drawing Nos: Site location plan; 06; 16; 18 and design and access statement by Helen J Bowers Architect dated Feb 2023.

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

Reason(s) for Refusal

- 1 The proposed bin and cycle store, by reason of their design and siting would appear as a dominant addition and would cause detrimental harm to the character and appearance of the host building, the streetscene and the Mansfield Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of Camden's 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

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

Daniel Pope
Chief Planning Officer