

Application ref: 2023/0446/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email: planning@camden.gov.uk
Date: 28 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Dimensions Planning
Unit 7 Hawthorn Business Park
165 Granville Road
London
NW2 2AZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Units 8-9 Pratts Mews
Camden
London
NW1 0AD**

Proposal:

Erection of an additional storey to 2 mews buildings.

Drawing Nos: PR-L001, EX-E001, EX-P001, EX-P002, EX-S001, EX-3D, PR-E004, PR-3D-1, PR-3D, PR-E002, PR-001, PR-002, PR-003, Design and Access Statement dated January 2023, ref 89PRATT#1.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its size, bulk, and location would be an incongruous and dominant addition which would harm the character and appearance of the host building and the mews terrace of which it is part, causing harm to the significance of this part of the Camden Town Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.
- 2 The increased enclosure of properties to the rear would have a detrimental impact on neighbouring light levels, outlook, privacy, and sense of enclosure, which

cumulatively would cause harm to the amenity of nearby properties, contrary to Policy A1 (Managing the impact of development) of the 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-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