

Application ref: 2023/0421/P
Contact: Kristina Smith
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Date: 28 April 2023

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ME architects
113 Fore St
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
**2 And A Half
Rudall Crescent
London
Camden
NW3 1RS**

Proposal:
Erection of ground floor front extension with roof terrace above and associated alterations to front elevation
Drawing Nos: 0001; 0002; 0003; 1001; 1101; 1102; 1201; 1202; 2001; 2002; 2201; 2202;
Design and Access Statement

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

Reason(s) for Refusal

- 1 The proposed front extension with roof terrace, by reason of its scale, location and detailed design would represent prominent and incongruous development to the detriment of the host building, its contribution to the wider streetscene and the character and appearance of the Hampstead Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

- 2 The proposed roof terrace, by reason of its height and location, will cause a loss of privacy to the adjacent garden of the neighbouring property at no.9 Willoughby Road contrary to policy A1 (Amenity) of the Camden Local Plan 2017 and policy DH1 (Design) of the Hampstead Neighbourhood Plan 2018.

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) 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-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 blue rectangular background.

Daniel Pope
Chief Planning Officer