

Application ref: 2023/1372/P
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Date: 14 September 2023

Development Management
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Rosenfelder Associates
10-12 Perrin's Court
London
NW3 1QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
14B Elizabeth Mews
London
NW3 4TL

Proposal:
Erection of additional storey and new roof to dwellinghouse to match existing roof design.

Drawing Nos:
Site Location Plan EM.937.50, Design and Access Statement; EM.937.51; EM.937.52;
EM.937.53; EM.937.54; EM.937.55; EM.937.56; EM.937.57; EM.937.58; EM.937.61;
EM.937.62; EM.937.63; EM.937.64; EM.937.65; EM.937.66; EM.937.67; EM.937.68.

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

Reason(s) for Refusal

- 1 The proposed erection of an additional storey, by reason of its location, scale, and height would result in an incongruous and inappropriate addition that would be detrimental to the character and appearance of the host building, terrace of adjoining buildings, streetscene, and wider Belsize Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed erection of an additional storey, by reason of its location, scale, and height, in the absence of a daylight and sunlight report, would have a detrimental impact on neighbouring light levels and would therefore cause harm to the amenity of nearby occupiers, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 In the absence of a legal agreement securing a Construction Management Plan and associated support fees and bond, the proposed development would give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

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



Daniel Pope
Chief Planning Officer