

Application ref: 2022/3635/P  
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Date: 10 October 2023

**Development Management**  
Regeneration and Planning  
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Freeths  
Cumberland Court  
80 Mount Street  
Nottingham  
NG1 6HH

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**Howitt Close**  
**Howitt Road**  
**London**  
**NW3 4LX**

Proposal:  
Erection of roof extension to create 7 self-contained flats (Class C3)

Drawing Nos: 019023-P-Si-D-003; 019023-P-R-D-004; 019023-E-NE/NW-D-005; 019023-E-SE/SW-D-006; 019024-P-Si-B-012; 019024-P-03-D-013 Rev F; 019024-P-R-D-014 Rev C; 019024-E-NE/NW-D-015 Rev D; 019024-E-SE/SW-D-016 Rev A; 019024-X-AA-D-017 Rev C; Addendum to Design and Access Statement, dated 16/08/2022 (bubble architects); Design and Access Statement, dated 05/08/2021 (bubble architects); Energy and Sustainability Statement, dated June 2021 (Environmental Services Design Limited); Heritage Technical Note, dated 21/07/2022 (Duncan Coe Heritage Consultant); Heritage Statement, dated July 2021 (Cotswold Archaeology).

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed roof extension, by reason of its height, massing, design and undue prominence, would visually overwhelm features that are an integral part of the host building's design and significance, namely the flat roof with its deep eaves, above

the rendered third floor and brick lower storeys, and would thus harm the character and appearance of the streetscene and Belsize Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement to secure a contribution to affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policies H4 (Maximising the supply of affordable housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure the energy and sustainability measures, would fail to minimise the effects of climate change, contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, implementation support fee and Construction Impact Bond, would be likely to give rise to conflicts with other road users and be detrimental to the amenity of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to secure the new dwellings as "car-free", would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) 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-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