

Application ref: 2023/2348/P
Contact: Sam Fitzpatrick
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Date: 13 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Ambigram Architects
60 Grays Inn Road
Studio 4.11
London
WC1X 8AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

10 Elsworthy Terrace
London
Camden
NW3 3DR

Proposal:

Enlargement of existing rear dormer and installation of juliet balcony.

Drawing Nos:

Design and Access Statement (prepared by Ambigram Architects, dated June 2023);
Location Plan; E-4000 PL-A; E-1004 PL-A; E-2000 PL-A; E-3000 PL-A; P-1004 PL-B; P-
2000 PL-A; P-3000 PL-A.

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

Reason(s) for Refusal

1 Reason for Refusal:

The proposed enlargement of the dormer and installation of a roof-level balcony, by reason of the location, height, and design 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, and wider Elsworthy Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer