

Application ref: 2023/0114/P
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Date: 10 November 2023

Development Management
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Richard Clark Chartered Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
246 Belsize Road
London
NW6 4BT

Proposal:

Addition of pitched roof to existing two storey rear wing and conversion of first and second floors to form two 1 bedroom flats

Drawing Nos: 1735-SUR, 1735-P1C, Design, Access & Heritage Statement (ACR Conservation - December 2022)

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

Reason(s) for Refusal

- 1 The proposed pitched roof addition to the rear projecting wing, by reason of its siting, form, height and design, would harm the architectural and historic form of the terrace, and the character and appearance of the Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2 The proposal would replace a family sized home with two small residential units below the technical standards floorspace requirements in conflict with policies D1, H6 and H7 of the Camden Local Plan 2017.

- 3 In the absence of a signed legal agreement to prevent future occupiers from obtaining car parking permits, the proposal would fail to reduce the use of cars in accordance with the Council's policies for sustainable transport and mitigating against climate change. The proposal is contrary to policies T2 and CC1 of the LB 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-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