

Application ref: 2023/2521/P
Contact: Fast Track GG
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Date: 28 November 2023

Development Management
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Tonik Associates
2nd Floor Trowbray House
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SE1 3QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**35 Chalk Farm Road
London
NW1 8AJ**

Proposal:

Retrospective application for two parasols/jumbrellas to existing first floor terrace.

Drawing Nos: EX01 Rev. A; EX02 Rev. A; Photosheet (x 5 pages) received on 16th June 2023; Design and Access Statement dated 5th June 2023.

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

Reason(s) for Refusal

- 1 The parasols/jumbrellas by virtue of their size, location, design and materials which add bulk to the building, obscuring the elevation of the upper floors on the front façade, have a detrimental impact on the character and appearance of the host building, and the visual amenity of the existing street scene and the wider public realm. The proposals are thereby considered to be contrary to policy D1 (Design) of Camden's Local Plan 2017.
- 2 The parasols/jumbrellas, by virtue of their size, location, design and materials and prominence from the wider public realm are considered to have a negative impact on the setting of the nearby listed wall enclosing Stables Market and the character

and appearance of the Regent's Canal Conservation Area. The proposals are therefore considered to be contrary to policy D2 (Design) of Camden's 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.
- 2 You are advised that an Enforcement Notice, reference: EN20/0128 was served on 10/03/2023 in respect of the application proposal. The Enforcement Notice was due to be complied with by 22/06/2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer