

Application ref: 2023/2968/P
Contact: Enya Fogarty
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Date: 2 February 2024

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Liddicoat & Goldhill LLP
Studio 10, The Printworks
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

The Shadow House
38 A St Paul's Crescent
London
Camden
NW1 9TN

Proposal:

Single storey rooftop extension and alterations to the front and side elevation including the replacement of windows

Drawing Nos: SHR / P01 / A; SHR / P02 / A; SHR / P03 / A; SHR / P04 / A; SHR / P05 / A; SHR / P06 / A; SHR / P07 / A; SHR / P08 / A; Daylight and Sunlight report dated March 2023 prepared Schroeders Beggs LLP; Design and Access Statement dated July 2023 prepared by Liddicoat and Goldhill

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its height, location, detailed design and visual prominence, would be inappropriate and would detract from the setting and appearance of the adjoining buildings particularly at 38 St. Paul's Crescent. The proposal would have a detrimental impact on long views to and from St. Paul's

Crescent and therefore would be harmful to the character and appearance of the host building, the streetscene and the Conservation Area. As such the proposal is contrary to policies D1 (design) and D2 (heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed roof extension by virtue of its size and location, would give rise to a loss of outlook and increased sense of enclosure to properties no.100a and 102 Agar Grove contrary to policy A1 (Managing the impact of development) of Camden's Local Plan 2017.

Informative(s):

1

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer