

Application ref: 2023/2435/P
Contact: Christopher Smith
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Date: 7 February 2024

Development Management
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Tim Drewitt Associates
53 Romney Court
139 Haverstock Hill
London
NW3 4RX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
15 Upper Park Road
London
NW3 2UN

Proposal:

Provision of dormers to the rear and side roof slopes, installation of three roof lights and raising of the roof ridge to facilitate the conversion of roof space into a self-contained studio flat.

Drawing Nos: OS Sitemap, UPR/15/01-06, Design and Access Statement.

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 alterations, due to their scale, design and siting, would appear as prominent and incongruous additions to the host property that would be detrimental to the character and appearance of the host property, the pair of semi-detached dwellings of which the host property forms a part, and the Parkhill Conservation Area. As such, the proposed development would be contrary to Policy D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy T2 (Parking and car free development of

the 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 2023.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer