

Application ref: 2023/2589/P
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Date: 28 February 2024

Development Management
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Planning Resolution Ltd
67 High Street
Leatherhead
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

The Penthouse
23 Prince Albert Road
London
NW1 7ST

Proposal:

Erection of a glazed extension to flat roof of building, enclosure of 2 x existing balconies at seventh floor level to form internal space, erection of new balcony at seventh floor level within alcove, and associated alterations including replacement of brick balustrading with panelling at sixth and seventh floors.

Drawing Nos:

DR_0080; DR_0090; DR_0100; DR_0101; DR_0102; DR_0103; DR_0190; DR_0200; DR_0201; DR_0202; DR_0203; DR_0300; DR_0301; DR_0302; DR_0303; DR_0304; DR_0305; DR_0306; DR_0307; DR_0308; Design and Access Statement (prepared by Alastair Downie, dated November 2023); Heritage Impact Assessment (prepared by Asset Heritage, dated November 2023); Daylight and Sunlight Assessment (prepared by Erban Consulting, dated 30 October 2023); Representative Views & Methodology (prepared by Visualhorizon3D, dated 22 November 2023); Cover Letter (prepared by Alastair Downie, dated 13 November 2023).

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

Reason(s) for Refusal

- 1 The proposed erection of the glazed extension, erection of new balcony at seventh floor level, and associated external alterations, by reason of the location, height, and design, would result in incongruous and inappropriate additions that would be detrimental to the character and appearance of the host building, the setting of the adjacent listed buildings, and the character and appearance of the Primrose Hill 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 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



Daniel Pope
Chief Planning Officer