

Application ref: 2022/4488/P
Contact: Alex Kresovic
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Date: 30 April 2024

Development Management
Regeneration and Planning
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Nowa Design UK Limited
41A
Station Road
New Barnet
Greater London
EN5 1PR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat 14 Cecil Court
2 Acol Road
London
NW6 3AP

Proposal:

Erection of single storey roof extension with wraparound terrace, new front roof terraces and alterations to fenestration at 5th floor level, to provide additional accommodation to existing 5th floor flat.

Drawing Nos: A100; A101 Rev. 3; A102 Rev. 1; A103 Rev. 3; A104 Rev. 01; A105 Rev. 02; A106 Rev. 01; A107 Rev. 02; Site Location Plan ref. TQRQM22264142403003; Site Plan ref. TQRQM22264144136583; Design & Access Statement (prepared by NOWA).

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 inappropriate bulk, scale, massing and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the South Hampstead Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing a

Construction Management Plan and associated Implementation Support Contribution of £4,194 and the Impact Bond of £8,000, would fail to safeguard local amenity and the highway safety which would likely to be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the Camden 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.

2

You are advised that the reason for refusal number two can be overcome by entering into an S106 Legal Agreement with the Council, should there be an appeal.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer