

Application ref: 2024/0398/P
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Date: 24 May 2024

Development Management
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Zac Monro Architects
Brixton Castle
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**52 Oakley Square
Camden
NW1 1NJ**

Proposal:

Single storey rear extension with terrace, alterations to existing rear windows at ground floor and lower ground floor

Drawing Nos: Site Location Plan; J21002-ZMA-V1-GF-DR-A-101-PL Rev B; J21002-ZMA-V1-GF-DR-A-110-PL Rev C; J21002-ZMA-V1-GF-DR-A-111-PL Rev C; J21002-ZMA-V1-GF-DR-A-120-PL Rev B; J21002-ZMA-V1-GF-DR-A-115-PL Rev B; J21002-ZMA-V1-GF-DR-A-121-PL Rev D; J21002-ZMA-V1-ZZ-DR-A-122-PL Rev D; J21002-ZMA-V1-GF-DR-A-123-PL Rev B; J21002-ZMA-V1-GF-DR-A-130-PL Rev C; J21002-ZMA-V1-GF-DR-A-131-PL Rev A

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

Reason(s) for Refusal

- 1 The proposed extension to the rear, by reason of its demolition of historic fabric, erosion of historic circulation and planform, and the visual impact of the proposed extension upon the historic character and appearance of the rear elevation would fail to be a subordinate and sensitive addition to the host listed building, with inappropriate design and materials. It would therefore result in harm to the listed building in respect of its historic circulation, planform and spatial quality and to the

legibility and fabric of the historic rear elevation, to the detriment of the significance and character of the host building, contrary to policy 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 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 grey rectangular background.

Daniel Pope
Chief Planning Officer