

Application ref: 2024/0897/P
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Date: 21 June 2024

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Liddicoat & Goldhill LLP
53a Joy Lane
Whitstable
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
7 Lambolle Place
London
NW3 4PD

Proposal:

Extension of existing dormer with PV panels on rear roof slope, two new rooflights to the front roof slope, new glazed doors to front elevation and new painted metal access gates and new condenser unit

Drawing Nos: H04/P01/A, H04/P02/C, H04 Design, Access and Heritage Statement, Location Plan (05/03/2024)

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 existing dormer by reason of its design, bulk, and width would be detrimental to the character and appearance of the host building, streetscene and Conservation area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposal would also be contrary to Camden's Home Improvements CPG guidance document.

- 2 In the absence of a noise impact assessment the submission has failed to demonstrate that the noise-generating machinery proposed within the development, meets Camden noise guidelines and Noise Policy Statement for England, National Planning Policy Framework (NPPF). Overall the proposal fails to comply with policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the 2017 Camden Local Plan.
- 3 In the absence of a Cooling strategy, the submission has failed to justify the need for active cooling by reducing and mitigating the impact of dwelling overheating,, thereby failing to minimise carbon dioxide emissions, contrary to policies CC1 (Climate change mitigation) and CC2 (Climate change adaptation measures) of the Camden Local Plan 2017.

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-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



Daniel Pope
Chief Planning Officer