

Application ref: 2021/1746/P  
Contact: Sarah White  
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Date: 18 July 2024

**Development Management**  
Regeneration and Planning  
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FPS (UK) LTD  
46 Bramley Road  
London  
London  
N14 4HR  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat A and B**  
**21 Swain's Lane**  
**London**  
**N6 6QX**

Proposal: Change of use of all upper floors from residential (Class C3) to office (Class E), and roof extension to include enlarged rear dormer and rear rooflights.

Drawing Nos: E-01-00; E-02-00; E02-01; E02-02; E03-00; E03-01; E04-00; P-02-01; P-02-02; P-03-00; P04-00; P05-00; Design and Access Statement and Conservation Area Assessment.

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

#### Reason(s) for Refusal

- 1 The proposed development is unacceptable as it would result in the loss of two residential units thus failing to contribute towards a sufficient supply of homes to meet the needs of existing and future households, which is contrary to Policies H1 and H3 of the Camden Local Plan 2017 and Policy CE2 of the Dartmouth Park Neighbourhood Plan 2020.

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](mailto: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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer