

Application ref: 2024/1164/P
Contact: Lauren Ford
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Date: 14 August 2024

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Tetrick Planning Limited
Tetrick Planning Limited
Build Studios
203 Westminster Bridge Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**2 Daleham Gardens
London
Camden
NW3 5DA**

Proposal:

Proposed roof extension and minor external works including a new timber door at ground floor level on the north elevation and soil vent pipe on the southern elevation.

Drawing Nos: Planning and Heritage Statement, Version 2 - March 2024; GA001; GA100; GA101; GA102; GA103; GA104; GA110; GA111; GA112; GA113; GA114; GA200; GA201; GA202; GA203; GA210; GA211; GA212; GA213; GA300; GA310.

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 virtue of its design and location, would result in an incongruous and unsympathetic addition that would detract from the appearance of the host building and fail to preserve the character and appearance of the Fitzjohn's Netherhall Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

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 positioned above the typed name.

Daniel Pope
Chief Planning Officer