

Application ref: 2024/2182/P
Contact: Jennifer Dawson
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Date: 16 August 2024

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
1 Balmore Street
London
Camden
N19 5DA

DECISION

Proposal:

Alterations to front including new front boundary wall with railings, gate and a brick bin store. Replacement of side fence with brick wall.

Drawing Nos: 1043-DR-3100-P01, 1043-DR-0100

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

Reason(s) for Refusal

- 1 The proposed front alterations, due to their location, design and materials, would detract from the uniform and historic appearance of the streetscene and would be harmful to the character and appearance of the Conservation Area. The proposal is therefore contrary to Policies D1 and D2 of the Camden Local Plan 2017 and policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan 2020. It is also contrary to the London Plan 2021 and the NPPF 2023.

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

Chief Planning Officer

DRAFT

DECISION