

Application ref: 2024/0076/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 11 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

charlick+nicholson architects
36 Cambridge Gardens
London
W10 5UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

Flat Top Floor
17 Tanza Road
London
Camden
NW3 2UA

Proposal: Installation of ladder on rear elevation of dormer (to provide access to roof of dormer) and formation/installation of low parapet wall and safety railings to sides of roof of dormer.

Drawing Nos: Location Plan, ZL-PP: 01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A; Photographs (04/01/2024); Design & Access Statement (Charlick+Nicholson Architects, July 2024).

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

Reason(s) for Refusal

- 1 The retention of the ladder to the roof of the dormer and provision of parapet wall and railings on the roof of the dormer would constitute visual clutter which would detract from the quality of the building in the townscape and the character and appearance of the Conservation Area. It would therefore be contrary to policies D1 and D2 of the LB Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 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 2023.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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



Daniel Pope
Chief Planning Officer