

Application ref: 2023/4443/P  
Contact: Obote Hope  
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Date: 11 September 2024

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

Phone: 020 7974 4444

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AS Design  
2 Carysfort Road  
London  
N8 8RB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Basement And Ground Floor Flat**  
**26**  
**Swinton Street**  
**London**  
**WC1X 9NX**

Proposal: Erection of a two storey rear extension following the demolition of the existing conservatory, to the rear elevation at lower-ground floor level.

Drawing Nos: 1063-111A; 1063-112A; 1063-121A; 1063-122A; 1063-131A; 1063-132A; 1063-110A; 1063-212A; 1063-211A; 1063-221A; 1063-222A; 1063-231A; 1063-232A ; 1063-233A; Design and Access Statement by Architectural Designers; Heritage Statement by Architectural Designers.

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

#### **Reason(s) for Refusal**

- 1 The proposed ground floor and lower ground floor rear extension, by reason of their scale, material and design would be detrimental to the character and appearance of the host building, streetscene and surrounding area. This would harm the significance of the host and nearby Listed Buildings. Thus, the proposed two storey rear addition would have an impact on its setting, and the significance of the Kings Cross St Pancras Conservation Area. The proposal is therefore contrary to policies

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer