

Application ref: 2024/3200/P  
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Date: 25 September 2024

**Development Management**  
Regeneration and Planning  
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Contemporary Design Solutions  
46 Great Marlborough Street  
LONDON  
W1F 7JW

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**34 Chalk Farm Road**  
**London**  
**NW1 8AJ**

Proposal:

Erection of lower ground and ground floor extension to form new fire exit. Associated facade works.

Drawing Nos: A(SO)001, A(SO)090, A(SO)100, A(SO)110, A(SO)140, A(SO)310, A(SO)320, A(SO)330, A(SO)440, A(GA)090, A(GA)100, A(GA)110, A(GA)140, A(GA)310, A(GA)320, A(GA)330, A(GA)404 and Daylight and Sunlight Report (100724)

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

Reason(s) for Refusal

- 1 The proposed two storey extension by virtue of its design, depth and location would result in an incongruous addition to the existing building. This would detract from its character and appearance and that of the wider area, contrary to policy D1 (Design) of Camden's Local Plan 2017.
- 2 The proposed new entrance by virtue of its location, inclusion of steps and awkward position in the corner of the building, would result in an incongruous addition which

would increase the risk of crime and anti-social behaviour but also fail to consider the accessibility needs of occupants and inclusive design. This would be contrary to policy D1 (Design) and C5 (Safety and security) of Camden's Local Plan 2017.

- 3 The proposed side windows of the proposed extension, by virtue of their location, direction towards other rooms and proximity to adjacent windows would cause a significant and adverse impact on overlooking. This would be contrary to policy D1 (Design) and A1 (Managing the impact of development) of the 2017 Local Plan.

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 the National Planning Policy Framework. The council publishes policies and guidance on our website, and offers a pre-application service.

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