

Application ref: 2024/4269/P
Contact: Lauren Ford
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Date: 21 November 2024

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London Borough of Camden
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Graham Ford Architects
Britannia House
11 Glenthorne Road
LONDON
W6 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
56 Howitt Road
London
Camden
NW3 4LJ

Proposal:

Installation of rear roof dormer and downpipe and 1x rooflight to front roof slope.
Drawing Nos: Design and Access and Heritage Statement, September 2024; Fire Safety Strategy, 23 September 2024; Location Plan, 02-Oct-2024; PL-1001; PL-1002; PL-1003; PL-1004; PL-1005, Revision 02; PL-1006, Revision 01; PL-1010, Revision 01; PL-1020; PL-2000; PL-2001; PL-2002; PL-2003; PL-2004, Revision 03; PL-2005, Revision 02; PL-2030, Revision 01; PL-2031, Revision 01; PL-2032, Revision 01; PL-2033, Revision 01; PL-2034, Revision 03; PL-3000; PL-4000.

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

Reason(s) for Refusal

- 1 The proposed rear dormer, by virtue of its scale, design and location, would result in an incongruous addition that would fail to preserve the character and appearance of the Belsize Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer