

Application ref: 2024/4195/P
Contact: Gary Wong
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Date: 26 November 2024

Development Management
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Firstplan
Firstplan
Broadwall House
21 Broadwall
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

30 Chalcot Road
London
NW1 8LN

Proposal:

Erection of first floor rear infill extension and associated works.

Drawing Nos:

AP_-1_5 Rev. 04; AP_0_0 Rev. 01; AP_1_5 Rev. 00; AP_2_5 Rev. 03; AP_3_5 Rev. 03;
AE_1_6 Rev. 00; CR_AS_0_7 Rev. 01; Location Plan WS184-001; Block Plan WS184-002;
WS184-003; WS184-004; WS184-005; WS184-006; WS184-007; WS184-008;
WS184-010; WS184-014; Planning and heritage statement dated 20 September 2024
prepared by FirstPlan.

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

Reason(s) for Refusal

- 1 The proposed first floor rear extension when assessed cumulatively with other extensions, by reason of its excessive scale, inappropriate siting and design, would not be subordinate to the host building and cause harm to the character and appearance of the Primrose Hill Conservation Area contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 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 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