

Application ref: 2024/4446/P
Contact: Lauren Ford
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Date: 12 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Catfish Studio Limited
24 Park Road
London
E17 7QF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
12 Modbury Gardens
London
NW5 3QE

Proposal:

Lowered floor level and replacement of existing doors at lower ground floor, erection of rear extension with rooflight and green roof at upper ground level, formation of terrace with privacy screens at first floor level to the rear, mansard roof extension with rooflight, replacement of existing doors and windows to front elevation, replace railings to front steps, bin and bike storage to front of property, raise party walls and chimney stacks, associated landscaping works and conversion from 2 flats to a single family dwelling.

Drawing Nos: OS Map, August 25th, 2024; 333/020, Revision A; 333/023; 333/024; 333/021, Revision B; 333/025, Revision C; 333/026, Revision C; 333/028, Revision C; 333/029, Revision C; 333/030, Revision B; Sketchup views; Tree Survey, 27/09/2024; Design and Access Statement, Revision B, October 2024.

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

Reason(s) for Refusal

1 Reason for Refusal -

The proposed alterations to the rear elevation, by reason of their scale and design, would result in a bulky, incongruous and unsympathetic addition that would fail to

preserve the character and appearance of the host property and surrounding area, contrary to policy D1 (Design) 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-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