

Application ref: 2024/4849/P
Contact: Lauren Ford
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Date: 19 December 2024

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KAS Architects
2
8 Kidderpore Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1st And 2nd Floor
7 Dartmouth Park Avenue
London
Camden
NW5 1JL

Proposal:

Conversion of sloped roof to the rear at second floor level for use as a terrace, conversion of window to door at third floor level to provide access to terrace and replacement window to the rear at third floor level.

Drawing Nos: Design and Access Statement, November 2024; Location Plan, 04-Nov-2024; Existing Second Floor, 101-02-DR-002; Proposed Second Floor, 101-02-DR-002; Existing Elevations, 101-02-DR-005; Proposed Elevations, 101-02-DR-006.

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 roof terrace and replacement window would represent uncharacteristic and incongruous additions that would detract from the heritage and symmetry of the building and fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2

(Heritage) of the Camden Local Plan 2017 and policies DC2 (Heritage Assets), DC3 (Requirement for good design) and DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood 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) 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



Daniel Pope
Chief Planning Officer