

Application ref: 2024/4804/P  
Contact: Gary Wong  
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Date: 30 December 2024

**Development Management**  
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Visionscheme Ltd T/A Archtech  
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Bowenhurst Lane, MILL LANE  
Crandall  
GU10 5HP  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**41 Pilgrim's Lane**  
**London**  
**NW3 1SS**

Proposal:

Enlargement of existing rear dormer and removal of existing roof terrace to create larger dormer with Juliet balcony, alongside creation of roof terrace to flat roof of dormer with balustrading.

Drawing Nos:

2016/P/03; 2016/P/02 Rev. A; 2016/P/11 Rev. A; 2016/P/01 Rev. A; 2016/P/10 Rev. A;  
Design and Access Statement ref. 2016/DAS/v1 (prepared by Archtech).

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

Reason(s) for Refusal

- 1 The proposal, due to its detailed design, size, bulk, materials, and location, would appear as an incongruous addition to the host dwelling and out of context with its surroundings, and would therefore result in detrimental harm to the character and appearance of the host building, the streetscape, and the Hampstead Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

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 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