

Application ref: 2024/4913/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 3 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nieves Design Space Ltd
43 Hollybush Lane
Welwyn Garden City
AL7 4JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 2

11 Buckland Crescent

London

Camden

NW3 5DH

Proposal:

Erection of a front/side extension at upper ground floor level over existing lower ground floor level addition and enlargement of existing rear roof terrace at upper ground floor level.

Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposed extension by reason of its height, bulk, and scale would result in the loss of the characteristic spaces between the buildings in Buckland Crescent which characterises the area and would result in harm to both the character and appearance of the host building and the character and appearance of the conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed increase in the size of the rear roof terrace, by reason of its large size and proximity to the neighbouring property at No. 13 would be likely to result in an

intrusive level of overlooking at close range detrimental to the amenities of the adjoining occupiers contrary to policy A1 (Managing the impact of development) of the 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



Daniel Pope
Chief Planning Officer