

Application ref: 2024/2822/P
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Date: 6 January 2025

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
52 Oakley Square
London
NW1 1NJ

Proposal:

The excavation of an enlarged lower ground floor rear external terrace and the erection of a rear facing balcony at upper ground floor level with a glass balustrade.

Drawing Nos: Site Location Plan; J21002-ZMA-V1-GF-DR-A-002-PL; J21002-ZMA-V1-GF-DR-A-011-PL Rev A; J21002-ZMA-V1-GF-DR-A-012-PL Rev A; J21002-ZMA-V1-GF-DR-A-013-PL Rev A; J21002-ZMA-V1-GF-DR-A-014-PL Rev A; J21002-ZMA-V1-GF-DR-A-015-PL Rev A; J21002-ZMA-V1-GF-DR-A-030-PL Rev A; J21002-ZMA-V1-GF-DR-A-031-PL Rev A; J21002-ZMA-V1-GF-DR-A-110-PL; J21002-ZMA-V1-GF-DR-A-111-PL; J21002-ZMA-V1-GF-DR-A-115-PL; J21002-ZMA-V1-GF-DR-A-120-PL; J21002-ZMA-V1-GF-DR-A-121-PL; J21002-ZMA-V1-GF-DR-A-122-PL; J21002-ZMA-V1-GF-DR-A-123-PL; J21002-ZMA-V1-GF-DR-A-130-PL; J21002-ZMA-V1-GF-DR-A-131-PL; J21002-ZMA-PP-Design and Access Statement-PL-Rev C-240126; Heritage Appraisal (The Heritage Practice, July 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 proposal, by reason of its demolition of historic fabric, erosion of evidential value, and the visual impact of the proposed balcony and enlarged terrace upon the historic character and appearance of the rear elevation, would fail to preserve the special architectural and historic interest of the host listed building. It would therefore result in harm to the merits of the listed building to the detriment of the significance and character of the Conservation Area contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and the NPPF 2024.

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



Daniel Pope
Chief Planning Officer