

Application ref: 2024/4835/P  
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Date: 13 January 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Hugh Cullum Architects Ltd  
61b Judd Street  
London  
WC1H 9QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:

**15 Rona Road  
London  
Camden  
NW3 2HY**

Proposal:

Erection of ground floor side infill extension; second floor rear extension with roof terrace above and associated access door; and new dormer windows to front and rear roof slope.

Drawing Nos: Existing Plans:

E001: Existing Location Plan  
E100: Existing Site Plan  
E101: Existing Basement Plan  
E102: Existing Ground Floor Plan  
E103: Existing First Floor Plan  
E104: Existing Second Floor Plan  
E105: Existing Third Floor Plan  
E106: Existing Roof Plan  
E200: Existing Front Elevation  
E201: Existing Rear Elevation  
E202: Existing Side Elevation  
E203: Existing Street Elevation  
E210: Existing Section A-A  
E211: Existing Section B-B  
E212: Existing Section C-C

E213: Existing Section D-D  
E214: Existing Section E-E  
E215: Existing Section A-A Long  
E216: Existing Section B-B Long

#### Proposed Plans

P001: Proposed Site Plan  
P100: Proposed Basement Plan  
P101: Proposed Ground Floor Plan  
P102: Proposed First Floor Plan  
P103: Proposed Second Floor Plan  
P104: Proposed Third Floor Plan  
P105: Proposed Roof Plan  
P200: Proposed Front Elevation  
P201: Proposed Rear Elevation  
P202: Proposed Street Elevation  
P210: Proposed Section A-A  
P211: Proposed Section B-B  
P212: Proposed Section C-C  
P213: Proposed Section D-D  
P214: Proposed Section E-E  
P215: Proposed Section A-A Long  
P216: Proposed Section B-B Long

#### Design And Access Statement

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

#### Reason(s) for Refusal

- 1 The proposed development at roof level, including the front dormer and rear terrace access door, would cause harm to the character and appearance of the host building and the Mansfield Conservation Area due to its inappropriate location, prominence, bulk and detailed design contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan 2021.

#### 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