

Application ref: 2024/2397/P
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Development Management
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50 Degrees North Ltd
The Hut
187 Kew Road
Richmond
TW9 2AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

7 Burghley Road
London
NW5 1UD

Proposal:

Erection of roof extension with Juliet balcony to rear, installation of rooflights to front and rear roof slopes, erection of two-storey part width rear extension at lower and upper ground floor, installation of French doors and balcony at rear upper ground floor with external access steps to lower ground floor.

Drawing Nos:

Design & Access Statement (prepared by 50o North); Fire Safety Statement (dated 30 May 2024); Flood Risk Assessment (prepared by 50o North, dated 30 May 2024); (2733): 001; 002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 050 Rev A; 051 Rev B; 052 Rev B; 053 Rev C; 054.

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

Reason(s) for Refusal

- 1 The proposed roof extension by reason of its siting, scale, form, and detailed design would appear as an incongruous and visually intrusive addition, which would cause harm to the character and appearance of the host building, unbalancing the uniformity of the terrace and the character and appearance of the local area contrary

to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed rear extension, by reason of its siting, scale, form, design and materials would fail to relate to the proportions of the host building causing a detrimental impact on the character and appearance of the host building, the uniformity of the terrace, and the local area, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.
- 3 The proposed extension by reason of its siting, height, and scale would appear as an overbearing and visually intrusive addition, increasing a sense of enclosure, which would be detrimental to the amenity of neighbouring occupants, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and policy 3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

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