

Application ref: 2024/5410/P
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Date: 28 January 2025

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Cullinan Studio
5 Baldwin Terrace
London
N1 7RU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

72 Camden Mews
London
NW1 9BX

Proposal: Erection of ground floor front extension with new staircase from ground to 1st and 1st to 2nd floor, two new terraces at 1st and 2nd floors, new metal gate, infill of existing rear conservatory at first floor, new side balcony; erection of set back roof extension with 3 solar panels and air source heat pump; replacement of windows and doors.

Drawing Nos: CAM-CS-ZZ-ZZ-DR-A-0500-Existing Sections, CAM-CS-ZZ-ZZ-DR-A-0200-Existing Floor Plans, CAM-CS-ZZ-ZZ-DR-A-0600-Existing Elevations, CAM-CS-ZZ-ZZ-DR-A-0601-Proposed Elevations-2, CAM-CS-ZZ-ZZ-DR-A-0201-Proposed Floor Plans-2, CAM-CS-ZZ-ZZ-DR-A-0501-Proposed Sections-2, CAM-CS-ZZ-ZZ-DR-A-0202-Proposed Roof Plan-2 and Location Plan (03/12/2024); Design and Access Statement (December 2024)

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, by virtue of the substantial demolition of the existing positively contributing building as well as the absence of demolition plans, the unsympathetic and incongruous front extension and overly prominent roof addition, would be harmful to the character and appearance of the Camden Square

- Conservation Area and the wider streetscape. It would therefore be contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017.
- 2 The proposed development, through insufficient evidence to justify the demolition of the existing building, would result in an unsustainable development that fails to contribute to a low carbon future through efficient use of resources, contrary to policy CC1 (climate change mitigation) of the Camden Local Plan 2017, policy SI7 of the London Plan 2021, and the NPPF 2024.
 - 3 In the absence of an adequate noise impact assessment, the applicant has failed to demonstrate that the scheme would not result in unacceptable noise and vibration levels that would be detrimental to the amenity of neighbouring occupiers, contrary to policy A1 (mitigating the impacts of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.
 - 3 The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP), associated contributions to support the implementation of the CMP, and an impact bond, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) 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-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