

Application ref: 2024/4811/P  
Contact: Gary Wong  
Tel: 020 7974 3742  
Email: [gary.wong@camden.gov.uk](mailto:gary.wong@camden.gov.uk)  
Date: 28 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mutiny Architecture  
Work.Life  
13 Hawley Crescent  
London  
NW1 8NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Ground Floor Flat**  
**7 St George's Terrace**  
**London**  
**NW1 8XH**

Proposal: Erection of a single storey rear extension.

Drawing Nos: Arboricultural Impact Assessment reference 2371 dated 30th November 2024 prepared by SJ Stephens Associates; 290-10-100-03; 290-10-101-00; 290-EX-010-00; 290-EX-011-00; 290-Ex-100-00; Planning and Design and Access Statement prepared by Mutiny Architecture Ltd.; Daylight Assessment reference R24037 DS dated 15 October 2024 prepared by S P Planning; Heritage Statement reference 24037R dated October 2024 prepared by S P Planning; 290-Ex-302-00; 290-10-302-00; 290-Ex-301-00; 290-10-302-00; 290-Ex-300-00; 290-10-300-00; 290-Ex-200-00; 290-10-200-00.

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

#### **Reason(s) for Refusal**

- 1 The proposed single storey rear extension, by reason of its design, bulk, depth, size, form and siting, would result in an incongruous addition which would erode legibility of the rear façade and result in significant loss of garden space causing harm to the historic and architectural significance of this Grade II listed building and the character and appearance of the Primrose Hill Conservation Area, contrary to Policies D1

(Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 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](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-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 blue rectangular background.

Daniel Pope  
Chief Planning Officer