

Appeal case: 3358364
Application No.: 2024/4446/P
Officer: Lauren Ford
Date: 14 February 2025



Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
N1C 4AG

Switchboard: 020 7974 4444

PlanningAppeals@camden.gov.uk

Camden.gov.uk/Planning

Dear Sir/Madam

**Town and Country Planning Act 1990 as amended
NOTIFICATION OF AN APPEAL**

Site Address:	12 Modbury Gardens London NW5 3QE
Description of development:	Lowered floor level and replacement of existing doors at lower ground floor, erection of rear extension with rooflight and green roof at upper ground level, formation of terrace with privacy screens at first floor level to the rear, mansard roof extension with rooflight, replacement of existing doors and windows to front elevation, replace railings to front steps, bin and bike storage to front of property, raise party walls and chimney stacks, associated landscaping works and conversion from 2 flats to a single family dwelling.
Application Number:	2024/4446/P
Appellant's name:	Mr & Mrs Baker
Planning Inspectorate reference (appeal case number in bold)	APP/X5210/W/25/ 3358364
Appeal start date:	07 February 2025

I refer to the above details. An appeal has been made to the Secretary of State against the London Borough of Camden: Full Planning Permission Refused

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded to the Planning Inspectorate (PINs) all the consultation responses made to this Local Planning Authority on the planning application. These will be considered by the Inspector when determining the appeal.

If you wish to modify/withdraw your previous consultation response, or submit comments:

Make representation ONLINE (not email):

Search for case **3358364** at <https://acp.planninginspectorate.gov.uk>

This will open this appeal's page and allow you to make representation.

The appeal decision will be published here, too.

All representations must be received by 14 March 2025.



Any representations submitted after the deadline will not usually be considered and will be returned. Please ensure that all comments/documents submitted are GDPR compliant. There is guidance on what GDPR is available on gov.uk - principally it is about not revealing *sensitive* information about yourself or others in your representation, such as personal telephone numbers, email addresses, background, religion, health, sheltered address, etc. This is because

your representation to PINs will be shared with the Appellant and this LPA - Local Planning Authority.

Your representation will be considered by the Inspector when determining the appeal.

How to view the planning and the appeal documents:

The appeals documents are available on our website **Camden.gov.uk/ViewPlans** under the Application Number given above, or Site Address 12 Modbury Gardens.

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:2024/4446/P>

You can view the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at

<https://gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Supporting Communities Directorate
London Borough of Camden