Application ref: 2025/0051/P
Contact: Blythe Smith
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Date: 19 February 2025

Camden

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Ms Alyssa Ohse
1 Gothic Cottage
The Street
Ashford
TN23 3AW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
3 Lawford Road
London
NW5 2LH

Proposal:
Erection of second storey rear extension

Drawing Nos: PL-000; PL-001; PL-002; PL-003; PL-004; PL-005; PL-006; PL-007; PL-008; PL-009; PL-010; PL-011; PL-012; PL-013; PL-014

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

Reason(s) for Refusal

1   The proposed extension, due to its scale, location and design, represents an overbearing addition to the building that disrupts the relationship of the host building to its wider building group, resulting in harm to the character and appearance of the host building, wider building group and the Bartholomew Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 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