

Application ref: 2024/5454/P
Contact: Connie Marinetto
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Date: 3 March 2025

Development Management
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London Borough of Camden
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Ratio3
Unit C7, The Old Imperial Laundry
87 Warriner Gardens
London
SW11 4XW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1st Floor Flat
7 Belsize Avenue
London
NW3 4BL

Proposal:
Installation of black metal railings on flat roof of front portico and replacement of existing window with double doors.

Drawing Nos:
212, 201, 210, 211, 100, Design and Access Statement (dated 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 railings, by reason of their location, size, design and detailing, would appear as an incongruous and unsympathetic alteration to the existing front elevation and would therefore be harmful to the character and appearance of the host building, the street scene, and wider Belsize Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of 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-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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer