

Application ref: 2025/0278/P
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Date: 6 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Planning by Design
167-169 Great Portland Street
London
W1W 5PF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
17 Flat A
Arkwright Road
London
NW3 6AA

Proposal: Retention of conservatory style extension (retrospective)

Drawing Nos: Site Location Plan V1-1, Pre-existing Block Plan V1-1, Existing Block Plan V1-1, Pre-existing Plans. V1-1. Existing Plans V1-1, Pre-existing Elevations V1-1, Existing Elevations V1-1, Planning, Design and Access Statement (Planning by Design)

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

Reason(s) for Refusal

- 1 The conservatory style extension, by way of its siting, design and materials is an incongruous and unsympathetic addition to the building fails to preserve or enhance the character and appearance of the host building and the wider Conservation Area. The development is therefore contrary to polices D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington Frognal Neighbourhood Plan 2021. It is also contrary to the London Plan 2021 and NPPF 2024.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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



Daniel Pope
Chief Planning Officer