

Your ref: APP/X5210/W/25/3360083  
Application ref: 2024/5684/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
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**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)

The Planning Inspectorate  
3/B Eagle Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Dear Jacky Parsons,

**Appeal Duncan Gilbert**

**Site: 23 West Hampstead Mews, London, Camden, NW6 3BB**

**Appeal against refusal of planning application 2024/4230/P dated 22.11.2024.**

The Council's case for this appeal is set out in the attached officer's delegated report.

The report details the site and surroundings, the site history and consideration of the main issues. In addition to the information sent with the Questionnaire, I would be pleased if the Inspector would take into account this following information and comments before deciding the appeal.

**Grounds of appeal**

The appellants statement is brief. It argues that the proposal is compatible with the CA and complies with the council's policies. The delegated report demonstrates that this is not the case. The benefits cited by the appellant are limited and would not warrant departure from the councils policies.

**Status of council's policies**

The council's local plan policies are in process of being updated. The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026). It is not envisaged that there would be any material differences in relation to this appeal

There are no material differences between the NPPF and the Council's adopted policies in relation to this appeal.

**Suggested conditions should the appeal be allowed**

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: P24-115.2 Rev D, P24-115.1 Rev D.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

If any further clarification of the appeal submissions is required, please do not hesitate to contact Matthew Kitchener on the above direct dial number or email address.

Yours sincerely

Matthew Kitchener  
Planning Officer