

Application ref: 2025/1303/P
Contact: Matthew Kitchener
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Date: 29 April 2025

Development Management
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Phi Architectural Services Ltd.
39 Wellesley Crescent
POTTERS BAR
EN6 2DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

16 Bartholomew Villas
London
NW5 2LL

Proposal: Erection of a single storey rear infill extension.

Drawing Nos: Design and Access Statement, 01, 02, 03, 04.

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 by reason of its depth, bulk and scale would be a dominant and incongruous addition and would not appear subservient to the original building or existing extension, resulting in harm to the character and appearance of the host building and the Bartholow Estate Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan 2017, and Policy D3 of the Kentish Town Neighbourhood Plan and the National Planning Policy Framework 2024.

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-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer