

Application ref: 2025/1568/P  
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**Development Management**  
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Ardeco Ltd.  
58 Wise Lane  
London  
NW7 2RG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**46 Sarre Road**  
**London**  
**Camden**  
**NW2 3SL**

#### **Proposal:**

Installation of four new rooflights on the front roof slope, extend the existing dormer and raise the rear closet wing roof to create a habitable room on the second floor.

#### **Drawing Nos:**

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

#### **Reason(s) for Refusal**

- 1 The proposed roof extensions, by virtue of their size and design, would appear incongruous, failing to respect the original design of the building and the adjoining terrace. Thus, they would harm the character and appearance of the host building and its relationship to its semi-detached neighbour, contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.
- 2 In the absence of evidence to demonstrate that the proposed roof extensions would not result in a significant loss of natural light to habitable room(s) within the first floor flat at 48 Sarre Road, the proposal would be contrary to policy A1 (Managing the

impacts of development) of the 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](mailto: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 blue rectangular background.

Daniel Pope  
Chief Planning Officer