

Application ref: 2025/1082/P  
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Date: 19 May 2025

**Development Management**  
Regeneration and Planning  
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S47 Architecture limited  
Grove Hall Court, suite 2  
Hall Road  
London  
NW8 9NR

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**46 Fairfax Road**  
**London**  
**Camden**  
**NW6 4HA**

Proposal:

Conversion of existing garage into habitable room with replacement of the existing garage door with window, and extension to side at first and second floor levels above the existing garage. Drawing Nos: Proposed and Existing Elevations 20241101-PL01 R00, Existing Floor Plans 20241101-PL02 R00, Existing Elevations 20241101-PL02 R00, Proposed Ground Floor Plan 20241101-PL02 R00, Proposed First & Second Floor Plan 20241101-PL02 R00, Proposed Elevations 20241101-PL02 R00.

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 height, form, proportions, dimensions and massing would result in a dominant and incongruous addition to the building which is harmful to the streetscene, contrary to Policy D1 of the Camden Local Plan 2017, and the National Planning Policy Framework 2024.
- 2 The proposed extension by reason of its height, form, proportions, dimensions and location would cause detriment to the amenity of the neighbouring properties at the rear due to loss of outlook, contrary to Policy A1 of the Camden Local Plan 2017,

and the National Planning Policy Framework 2024.

Informative(s):

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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