

Tobias Davidson Architects  
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London  
NW5 2SG

Application Ref: **2015/0598/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

11 June 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**53B Chester Road**  
**London**  
**N19 5DF**

Proposal: Replacement of ground floor rear sash window with oriel window, enlargement of raised ground floor rear terrace and staircase, installation of canopy over ground floor rear door and associated works.

Drawing Nos: 021\_301, 021\_311, 021\_321, 021\_322, 021\_331, Planning Application Supporting Information (prepared by Thomas Davidson Architects).

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

#### Reason(s) for Refusal

- 1 The proposed replacement rear window, enlarged rear terrace, and new rear canopy, by reason of their size, detailed design and materials, would appear as incongruous additions, detracting from the appearance of the host building and failing to preserve or enhance the character of the Dartmouth Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving



Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed enlarged rear terrace and associated stair access from garden, by reason of its location and proximity to neighbouring properties would cause harmful overlooking and result in a loss of privacy to the rear windows and garden of 51 Chester Terrace, contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment