

Christopher Wickham Assocs  
35 Highgate High Street  
London  
N6 5JT

Application Ref: **2017/1557/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

9 June 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**14 & 15 St Silas Place**  
**London**  
**NW5 3QP**

Proposal:  
Erection of first floor rear extension with associated alterations to existing external staircase.

Drawing Nos: 1623/TP/01, 1623/TP/02, 1623/TP/03, 1623/TP/04, Daylight & Sunlight Report (ref: 1623/TP/SUN), Planning Design & Access Statement.

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

#### Reason(s) for Refusal

- 1 The proposed first floor extension by reason of its siting, scale, bulk and design would appear as a visually prominent and incongruous addition to the subject property which would fail to appear subordinate to the subject building and would be out of character with this terrace and streetscene contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, policy D1 of the London Borough of Camden Local Plan



Submission Draft, The London Plan and NPPF.

- 2 The proposed replacement external staircase by reason if its materials would appear as an incongruous addition which would fail to complement the subject building and would be out of character with this terrace and streetscene contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, policy D1 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.
- 3 The proposed first floor rear extension by reason of the proposed window in its angled northern-flank elevation would result in increased overlooking of the rear garden of the adjacent property to the north at no. 5-6 St Silas Place to the detriment of residential amenity of these neighbours contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 of the London Borough of Camden Local Development Framework Development Policies, policy A1 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

Informative(s):

- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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



David Joyce  
Director of Regeneration and Planning