

Application ref: 2019/1275/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 17 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Starbuck & James Ltd  
The Stables  
Howbery Park  
Benson Lane  
Wallingford  
OX10 8BA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Basement and Ground Floor Flat**  
**20 Chalcot Road**  
**London**  
**NW1 8LL**

Proposal: Erection of a roof terrace structure including staircase, balustrades, and privacy screening following removal of existing balcony and stairs structure; Alterations to lower ground floor fenestration.

Drawing Nos: MD100, PL100, Design & Access Statement (Starbuck and James March 2019)

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed terrace and associated structures, by reason of their siting, scale, and detailed design would harm the appearance of the host building and the character and appearance of the Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed terrace screens, by reason of their siting, scale and height, would create an overbearing sense of enclosure and result in a loss of outlook to neighboring occupiers, contrary to policy A1 of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer