

Application ref: 2019/4295/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 4 December 2019

**Development Management**  
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Mr Oliver Partington  
114 Camberwell Road  
London  
SE5 0EE  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**10 Belsize Park Mews**  
**London**  
**NW3 5BL**

Proposal:

Erection of single storey conservatory at ground floor with rear terrace, following demolition of existing rear addition; sheer storey roof extension at second floor level; replacement of plastic cladding with white render to front and rear; conversion of garage to habitable room including replacement of door with wall and window; erection of bin store.

Drawing Nos: Planning Drawings & DAS; Site Plan submitted 16/09/2019

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

Reason(s) for Refusal

- 1 The proposed second floor level extension, by reason of its size, bulk, design and siting, would be out of keeping with the character of Belsize Park Mews and would harm the character and appearance of the Belsize Conservation Area contrary to Policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 In the absence of a daylight and sunlight report, the applicant has failed to demonstrate that the amenity of neighbouring occupiers would be protected contrary

to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 The proposed extension, by reason of its size, bulk and siting, would appear overbearing to the occupiers of 9A Daleham Mews, contrary to Policy A1 (Managing the impact of development) 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer