

Application ref: 2020/2122/P
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Patience Designs Studio Ltd
123a Warwick Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

113 Queen's Crescent
London
NW5 4EY

Proposal:

Erection of a 2 storey rear extension at basement/ ground floor following demolition of existing and erection of rear balcony at ground floor. Erection of a roof extension and terrace. Replacement of front basement window with doors. Replacement of existing windows with timber double glazed windows. Extension to front boundary pillars and installation of front boundary railings. Rear landscaping alterations and level changes.

Drawing Nos: 01/20-B1-ZZ-A-DR-0005 Rev.P2; 01/20-B1-ZZ-A-DR-0006; 01/20-B1-ZZ-A-DR-0001 Rev.P4; 01/20-B1-ZZ-A-DR-0010 Rev.P1; 01/20-B1-ZZ-A-DR-0030 Rev.P3; 01/20-B1-ZZ-A-DR-0031 Rev.P3; 01/20-B1-ZZ-A-DR-0060 Rev.P3; 01/20-B1-ZZ-A-DR-0061 Rev.P1; 01/20-B1-ZZ-A-DR-0101 Rev.P4; 01/20-B1-ZZ-A-DR-0102 Rev.P4; 01/20-B1-ZZ-A-DR-0110 Rev.P1; 01/20-B1-ZZ-A-DR-0130 Rev.P3; 01/20-B1-ZZ-A-DR-0131 Rev.P3; 01/20-B1-ZZ-A-DR-0160 Rev.P3 and 01/20-B1-ZZ-A-DR-0161 Rev.P2

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its height, scale, bulk and detailed design, would harm the character and appearance of the host property and the terrace of which it is a part contrary to policy D1 (Design) of the Camden Local Plan

2017.

- 2 The proposed two storey rear extension, by reason of its siting and excessive scale, would be likely to result in a potential loss of daylight and increased sense of enclosure to No.111 Queen's Crescent contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 The proposed replacement of the front window at basement level with a set of French doors and increase in height of the front pillars would by reason of the unsympathetic design, materials and scale of opening of the doors and the height of the pillars would be out of keeping with the prevailing pattern of development in the remainder of the terrace detracting from the character of the host property and the terrace as a whole contrary to policy D1 (Design) of the 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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment