

Application ref: 2020/3800/P
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Date: 28 October 2020

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Keith Tillman
84 Speedwell Street
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SE8 4AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

30-32 Albany Street
London
NW1 4EA

Proposal:

Enlargement of existing side extension at first and second floors and remodelling of dormers at main roof level in association with expansion of ancillary landlord accommodation (Class A4) and short-term let use (Class C1)

Drawing Nos: 01-01; 01-00; 01-02; 01-03; 01-04; 01-05; 01-06; 01-09A; 01-10A; 01-11; 01-12; 02-01D; 02-02E; 02-03D; 02-04D; 02-05D; 02-06D; 02-09F; 02-10D; 02-11E; 02-12A; 02-15C; 02-18; Design and Access statement; Heritage statement (dated August 2020)

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

Reason(s) for Refusal

- 1 The proposed side extension, by virtue of its location, scale, height and design, would represent a prominent and incongruous addition that would infill an important gap between buildings and would harm the character and appearance of the host building, the adjacent Grade II listed building and the surrounding Regent's Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

- 2 The proposed wide dormer roof extension, by virtue of its location, form and scale, would be a bulky addition that would not respect the integrity of the original roof form and would thus harm the character and appearance of the host building, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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



Daniel Pope
Director of Economy, Regeneration and Investment