

Application ref: 2020/2452/P  
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Date: 30 October 2020

**Development Management**  
Regeneration and Planning  
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Macdonald Planning Consultancy  
Kintail  
Coylumbidge  
Aviemore  
PH22 1QU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**North Bridge House Nursery School**  
**33 Fitzjohn's Avenue**  
**London**  
**NW3 5JY**

Proposal:

Erection of first floor rear extension and enlargement of second floor rear roof terrace.

Drawing Nos: Planning Statement (Macdonald Planning Consultancy June 2020), Sunlight and Daylight Report (Abbey Consultants April 2020), Existing and Proposed Floor Plans and Elevations (2002-E001, E002, E003, E004, E005, E006, E007, P001, P002, P003, P004, P005, P006, P007, P008P009), Design & Access Statement (MAP)

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

#### Reason(s) for Refusal

- 1 The proposed extension, by way of its location, form, bulk and design, would be an incongruous bulky addition that would fail to integrate with the original building and result in the loss of significant architectural features, thus harming the character and appearance of the host building and conservation area. The proposal would therefore be 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

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