

Application ref: 2019/6281/P
Contact: Ben Farrant
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Date: 3 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Miss Laurel Nyberg
24 Southwark Bridge Road
London
SW4 0NY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
13C Gardnor Road
London
NW3 1HA

Proposal:

Erection of roof extension to increase roof ridge height; erection of rear dormer windows; installation of rooflights to front and rear roofslopes; erection of first floor rear addition with installation of obscure glazed windows to first floor side and rear elevations.

Drawing Nos: (289): EX 000, EX 001, EX 002, EX 004, EX 201, EX 202, EX 203, EX 204, PA 001, PA 002, PA 003 C, PA 004 C, PA 102 C, PA 104, PA 206, CR_WRSF_LS_A.

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

Reason(s) for Refusal

- 1 The proposed roof extension with raised ridge line, dormers and rooflights, by reason of their siting, scale, height and design, would harm the appearance and architectural integrity of the property, would harm the setting and symmetry of the three houses at nos.13A,B&C, and would harm the character and appearance of the streetscene and Hampstead Conservation Area. As such the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

- 2 The proposed raised roof ridge and formation of dormers, by reason of their siting, scale and proximity to neighbouring windows, would result in a loss of outlook and increased sense of enclosure to no.56 Flask Walk. As such the proposal is contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 In the absence of information to demonstrate otherwise, it is considered that the proposed raised roof ridge and formation of dormers, by reason of their siting, scale and proximity to neighbouring windows, would be likely to result in a harmful loss of daylight and sunlight and increased levels of light overspill to no.56 Flask Walk. As such the proposal is contrary to policy A1 (Managing the impact of development) of the London Borough of 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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment