

Application ref: 2019/5897/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 23 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Studio DC Architects
13 Thistlewaite Road
london
E5 0QG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
10 Ploughmans Close
London
NW1 0XH

Proposal:
Erection of rear roof extension including increase in height of roof ridge and installation of 4 x front facing rooflights.

Drawing Nos: 1140-P: LP-01, LP-02, EX-01(2), EX-02(2), GA-01A, GA-02A, GA-03A,
Design and Access Statement

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, by virtue of its size, siting, scale, materials and design would represent an excessive, inappropriate and discordant feature on the building and in the built environment which would cause harm to the character and appearance of the area. The proposal would be contrary to policy D1 (Design) of the London Borough of Camden Local Plan (2017); and policy CS DQ1 (Responding to places) of the Camley Street Neighbourhood Development Plan (2019-2034).
- 2 The proposed roof extension, by reason of the wrap around window, would result in direct overlooking and a loss of privacy for adjoining occupiers. The proposal would

therefore be contrary to policy A1 (Managing the impact of development) of the LB Camden Local Plan 2019 and policy CS DQ1 - Responding to places of the Camley Street Neighbourhood Development Plan (2019-2034).

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