

Application ref: 2021/0074/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 1 June 2021

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

ROAR Architects
Studio 406, The Archives
Unit 10 High Cross Centre
Fountayne Road
London
N15 4BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

49 Leverton Street
London
NW5 2PE

Proposal:

Erection of a mansard roof extension including raised party wall and chimney on existing roof; installation of new window on ground floor of side elevation and new window on second floor of side elevation.

Drawing Nos: 136_: X000, X100, X101, X102, X104, X150, X151, X200, X201, X202, P100, P101, P102, P103, P104, P150, P151, P200, P201, P202

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 mansard roof extension, by reason of its form, design and siting on a terrace of properties with an unbroken roofline, would result in an inappropriate and prominent addition which would harm the character and appearance of the building and the terrace of which it forms part, the setting of the listed building at 51 Leverton Street, and the character and appearance of the streetscene and Conservation Area. It would therefore be contrary to policies D1 and D2 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer