

Application ref: 2021/1297/P
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Date: 28 July 2021

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Contemporary Design Solutions
46 Great Marlborough Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**10a and 12 Belmont Street
and Flat 5 no. 10 Belmont Street
London
NW1 8HH**

Proposal:

Erection of spiral staircases at rear of 10a and 12 (3rd floor) to provide access to new roof terraces on 10a and 12, with railings at front, sides and rear; provision of glazed screen to adjacent balcony of flat 5, 10 Belmont Street

Drawing Nos: 201110-A: (SO) 001, (SO) 130, (SO) 140, (SO) 300, (SO) 301, (SO) 400, (SO) 401, (SO) 402, (GA) 130, (GA) 140, (GA) 300, (GA) 301 (G,A) 400, (GA) 401, (GA) 402

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 terraces, by reason of their location immediately adjacent to the balcony and bathroom windows of the neighbouring third floor flat at 10 Belmont Street, would result in a sense of enclosure/loss of outlook, unacceptable disturbance, loss of daylight and loss of privacy for the occupiers of this flat. The proposal would therefore be contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 The proposed railings, glazed screens and spiral staircases, by reason of their siting, design, height, bulk and materials would appear incongruous and add harmful clutter to the roofscape. They would be visible in both short and long views from front and rear, and as such would have a detrimental impact on the appearance of the host properties and the adjoining roofscape, the adjacent locally listed buildings and the surrounding area. The proposals would therefore be contrary to policy D1 (Design) and D2 (Heritage) 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



Daniel Pope
Chief Planning Officer