

Application ref: 2021/1997/P
Contact: Obote Hope
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Date: 9 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Creative Ideas & Architecture Office
Brickfields Business Centre
37 Cremer Street
LONDON
E2 8HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1
14 Belsize Park
London
NW3 4ES

Proposal:

Erection of single storey rear extension at lower ground floor level

Drawing Nos: 113-3EX-00; 113-3EX-01; 113-3EX-02; 113-3EX-03; 113-3GA-01; 113-3GA-02; Design and Access Statement Commissioned by CIAO no date and Heritage Statement commissioned by Martin McKay Architecture dated 26/04/2021.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its scale and design, would fail to respect the building's architectural features and would disrupt the pattern of rear development to the detriment of the host property, relationship with its pair and wider building group, and the character and appearance of the surrounding Belsize Conservation Area, 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer