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FULL CASE STATEMENT

Our ref: 254.3.1.004

Re: 16 Powlett Place, London, NW1 8DR

Scheme: Build new two-storey rear extension.

1. FULL CASE STATEMENT

This statement is to appeal the absence of a formal decision from the London Borough of Camden, on planning application 2020/3918/P, which failed to give notice of planning validation and of its formal decision within the appropriate period. In fact, the first feedback that we were able to obtain regarding the planning application itself was only seven months after the application was submitted.

- We have submitted the application above on the 27.08.2020.
- It was only registered on the 13.10.2020 after us making an inquiry about its validation status.
- Mr Mark Chan was confirmed as the allocated officer on the 09.11.2020.
- Since then we have tried to reach out to Mr Chan a few times in order to obtain an update. Unfortunately we have never heard back from him.
- We reached out to Mark Chan's manager, Neil McDonald, on the 18.01.2021
- On 25.01.2020 Neil McDonald informed us that Mark had a new manager, Richard Limbrick (cc'ed in this contact).
- We followed up Neil's email with Richard on the 10.02.2021 with no feedback since.

The first feedback/reply was provided by Mark, on the 26.02.2021, directly to our client, to say he has reviewed our application and the proposed two-storey rear extension was considered unacceptable in principle and that it would be recommended for refusal.

This was a surprise to us for the following reasons:

As per the Design, Heritage and Access Statement (submitted as part of this planning application) 16 Powlett Place had a granted planning approval, back in 2006 (2006/2988/P), for the erection of a double-storey rear extension but it was never built. The only difference is that the 1F approved at the time was not full width, as we propose now, since there was no infill at no14 at the time.

Of the six properties along this short terrace (nos 10-20) there are three (no10, no20 and the adjoining one at no18) that extend backwards full width and over both floors, precisely as per our proposal.

We are aware that nos. 10,18 & 20 Powlett Place seem to have been built originally to that current sight line. These appear to be newer properties; especially no.10 which appears more contemporary. These properties have now created a new sight line.

Given that 14 Powlett Place has now a GF level infill extension, we designed a proposal to be full width at both levels as it improves the current urban fabric by filling an unpleasant gap and continuing the rear line set out by the other properties along the terrace.

We believe that by extending no 16, full width at both levels, we are actually repairing the rear elevation of the terrace by making it more homogenous. For the same reason we have also deliberately refrained from taking on overly contemporary approach here and proposed brickwork to match the existing. We do not see how this approach would alter the views from the football pitch or the school any worse than the existing.

Apart from adding floor space to this desperately small family home the proposal also seeks to overcome a sense of enclosure that currently exists due to the set back. The proposal also demonstrates that there are no rights of light implications.

The proposal has not received any objections and Mr Chan's previous manager, Mr Neil McDonald, also thought that what has been proposed should be permissible.

As a practice we always seek a proactive conclusion with the council.
To date, we still do not have a formal decision.