

Application ref: 2020/3918/P
Contact: Adam Greenhalgh
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Date: 3 September 2021

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Space Group of Architects
Unit 2
The Earl of Devon
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL**

Address:
16 Powlett Place
London
NW1 8DR

Proposal:
Erection of two-storey rear extension.
Drawing Nos: Heritage, Design & Access Statement, 254_: 100, 110, 111, 112, 120, 121, 130, 131, 200 Rev A, 201 Rev B, 202 Rev A, 211 Rev A, 220 Rev A

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Householder Application for the following reason(s):

Reason(s) for Refusal

- 1 The proposed two storey rear extension, by way of its form, architectural design and materials, would be an incongruous addition to the building which would harm the form and architectural character of the building and the terrace and fail to preserve or enhance the Conservation Area. It is therefore contrary to policies D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017.
- 2 The proposed two storey rear extension, due to its size, siting and relationship with the glazed extension at the rear of no. 14 and its first floor windows, would result in a loss of light and an unacceptable sense of enclosure for the occupiers of this property. It is therefore contrary to policy A1 (Managing the impact of development) of the LB Camden Local Plan 2017.

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 2021.

Yours faithfully

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

Daniel Pope
Chief Planning Officer