

Application ref: 2021/3382/P  
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**Development Management**  
Regeneration and Planning  
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Cubit Consulting  
13-21 Curtain Road  
London  
EC2A 3LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**17 Jeffrey's Place**  
**London**  
**NW1 9PP**

#### **Proposal:**

Erection of full width dormer to the rear roof slope including a door onto a rear balcony; removal of existing rooflight on the main roof and formation of a raised skylight, creation of opening onto main roof and formation of decked terrace on main roof with front and rear glass balustrades; installation of three rooflights in front roof slope.

Drawing Nos: 001, 002, 005, 006, 007, 008, 009, 010, 200, 203, 204, 205, 206, 207, 208

Design & 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 dormer extension, new skylight and glazed balustrades and front rooflights, by way of their size, siting, design, materials and appearance, would detract from the form and character of the building, the quality of the townscape, the uniformity of the terrace, and the character and appearance of the Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.
- 2 The proposed terrace on the roof and the balcony/terrace at third floor level would result in direct overlooking of adjoining rooms and gardens at nos. 16 and 18

Jeffrey's Place and 12, 14 and 16 Jeffrey's Street. The development would therefore result in a loss of privacy for neighbouring occupiers contrary to policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

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](mailto: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 2021.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer