

Application ref: 2021/3482/P
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Date: 17 October 2021

Development Management
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Toleman Associates
Rennie House
Torriano Mews
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NW5 2RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
10 Prowse Place
London
NW1 9PN

Proposal: Erection of a part three/part single storey rear extension and deeper semi-basement floor to extension following the demolition of the existing part two/ part single storey rear extension, alterations to side entrance.

Drawing Nos: 2115/01; 2115/02; 2115/03; 2115/12; 2115/13.

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

Reason(s) for Refusal

- 1 The proposed first floor extension to the rear closet wing, by reason of its height, location and design, would fail to be a subordinate addition to the host Grade II Listed building, harming its composition and disrupting the pattern of rear development to the wider terrace, to the detriment of the significance of the host building and the character and appearance of the Jeffrey's Street Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The applicant has failed to demonstrate that the proposed lowering of the basement level would not cause harm to the structural stability of the building and neighbouring

properties and avoid adversely affecting the structural, ground, or water conditions of the area contrary to policy A5 (Basements) of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to mitigate the impact of the basement works on the adjacent public highway, contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) 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 2021.

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