

Application ref: 2021/1396/P  
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Date: 31 October 2021

**Development Management**  
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Crompton Street  
LONDON  
SE17 3QA  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**35 Swain's Lane**  
**London**  
**N6 6QL**

Proposal: Erection of a dormer on the rear and side roofslope

Drawing Nos: 240-1\_GA-01, 240-1\_GA-02, 240-1\_EL-01, 240-1\_EL-02, Site Location Plan, Planning 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 roof extension by virtue of its scale, siting, form and design would be an inappropriate and incongruous addition to the building which would harm the appearance of the host building, detract from the roofscape on this side of Swain's Lane and cause harm to the character and appearance of the Holly Lodge Estate Conservation Area. It would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policy DH2 and DH5 of the Highgate Neighbourhood Plan 2017. It would also be contrary to 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer