

Application ref: 2021/3864/P  
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Date: 5 November 2021

**Development Management**  
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D2H Land Planning Development Limited  
D2H LPD Ltd  
Foxlowe Arts Centre (First Floor)  
Stockwell Street  
Leek  
ST13 6AD  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**5 Belsize Park Mews**  
**London**  
**NW3 5BL**

Proposal: Erection of single storey roof extension and terrace. Erection of single storey rear extension with associated rear 1st floor terrace. Insertion of roof lights. Front fenestration alterations including replacement of garage door with windows. Insertion of rear windows

Drawing Nos: 1005(EXI)001 Rev.A; 1005(EXI)002 Rev.A; 1005(EXI)100 Rev.A; 1005(EXI)101 Rev.A; 1005(EXI)102 Rev.A; 1005(EXI)200 Rev.A; 1005(EXI)201 Rev.A; 1005(EXI)300 Rev.A; 1005(EXI)301 Rev.A; 1005(EXI)302; 1005(PLA)110 Rev.A; 1005(PLA)111 Rev.A; 1005(PLA)112 Rev.A; 1005(PLA)113 Rev.A; 1005(PLA)210 Rev.A; 1005(PLA)211 Rev.A; 1005(PLA)212 Rev.A; 1005(PLA)310 Rev.A; 1005(PLA)311 Rev.A; 1005(PLA)312 and daylight, sunlight and overshadowing to neighbouring properties by BVP dated Aug 2021.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed front and rear ground floor windows by reason of their siting, scale, and detailed design, would appear as visually obtrusive and incongruous on both elevations, harming the character and appearance of the host building, terrace and the wider conservation area. It is therefore contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017.
- 2 The proposed rear roof terrace, by reason of its siting and scale, would result in

potential close overlooking and loss of privacy to 4 Belsize Park Mews contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 3 The proposed ground floor rear windows, by reason of their siting on the boundary, scale, and detailed design would result in the sense of overlooking, loss of privacy and potential noise disturbance to 5 Belsize Crescent contrary to policy A1 (Managing the impact of development) of the London Borough of 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.

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