

Application ref: 2021/2409/P
Contact: Obote Hope
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Date: 11 November 2021

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Eden Planning
6 The Downs
Altrincham
WA142PU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 2
21 Glenloch Road
London
NW3 4DJ

Proposal: Erection of a rear dormer roof extension and installation of 3 x conservation rooflights on rear roof slope, for the use of the loft as ancillary habitable space.

Drawing Nos: BP.01.01; Design and Access Statement commissioned by Eden May 2021.

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

Reason(s) for Refusal

- 1 The proposed rear dormer by reason of its siting, massing, scale and detailed design would be a visually prominent and incongruous addition which would be detrimental to the character and appearance of the host building, group of buildings it is part of, the streetscene and surrounding Belsize Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed rooflights by reason of their number and position would be visually prominent and dominate the rear roof slope which would be detrimental to the character and appearance of the host building, group of buildings it is part of and surrounding Belsize Conservation Area contrary to Policies D1 (Design) and D2

(Heritage) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer