

Application ref: 2021/3486/P
Contact: Ewan Campbell
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Date: 10 December 2021

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Flat 4
5 Broadhurst Gardens
South Hampstead
NW6 3QX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1
46 Rochester Road
London
NW1 9JJ

Proposal:

Roof extension at 3rd floor level to provide additional living space for existing 2nd floor flat; new enclosed staircase enclosure from level 2 to level 3; creation of outdoor amenity space to serve enlarged flat at level 3.

Drawing Nos: A146-SAT-XX-DR-PL-3011-001 (PL01), A146-SAT-XX-DR-PL-3011- 002 (PL01), A146-SAT-XX-DR-PL-3011- 003 (PL01), A146-SAT-XX-DR-PL-3011- 004 (PL01), Site Location Plan, Location Plan and Design, Access and Heritage Statement (October 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 roof extension and staircase enclosure, by virtue of its design, siting, bulk and massing, would result in an incongruous and dominant addition to the existing building, which would cause harm to the setting of the adjacent grade II listed building and the character and appearance of the Rochester and Bartholomew Estate Conservation Areas, contrary to the aims of Policies D1 (Design) and D2 (Heritage) of The Camden Local Plan 2017 and Policy D3 of the Kentish Town

Neighbourhood Plan 2016.

- 2 The proposed roof extension and terrace, by virtue of their design, size and location, would result in overlooking and loss of privacy to No. 45 Rochester Road as well as the properties along Rochester Road to the detriment of their residential amenity, contrary to Policy A1 (Managing the impact of development) of The 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