

Application ref: 2021/3649/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 17 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

49 Pratt Street
London
NW1 0BJ

Proposal:

Erection of wooden trellis to create a first floor terrace

Drawing Nos: E 00; E 01; E 02; E 03; E 04; E 05; PE01; PE02; PE03; PE04; PE05; P01A; P02A; P03A; P04A; P05A and Supporting statement dated July 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 terrace by reason of its size, location and detailed design, would be an incongruous and dominant addition resulting in harm to the character and appearance of the host building and wider terrace contrary to policies D1 (Design) D2 (Heritage) of Camden's Local Plan 2017.
- 2 The proposed rear roof terrace, by virtue of its size and location, would give rise to an unacceptable sense of enclosure and an overbearing appearance contrary to policy A1 (Managing the impact of development) of Camden's Local Plan 2017.

Informative(s):

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 faint rectangular stamp.

Daniel Pope
Chief Planning Officer