

Application ref: 2021/2786/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 22 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

Peek Architecture Ltd.
12 - 13 Poland Street
Noland House
Second Floor
London
W1F 8QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
4 Ellerdale Close
London
NW3 6BE

Proposal:

Erection of a single storey ground floor front extension (in place of existing garage), 2 first floor front extensions, a single storey side extension, infilling of front porch and alterations to existing side elevation windows plus associated landscaping works.

Drawing Nos: Design & Access Statement by PEEK dated June 2021; P1011- EX00, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110; P1011- PL101C, 102B, 103B, 105B, 106B, 107A, 108B, 110A.

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

Reason(s) for Refusal

- 1 The proposed front extensions at ground and first floor levels, by reason of their location, size, height and design, would fail to be subordinate additions to the host building and would disrupt the proportions and composition of the front elevation to the detriment of the character and appearance of the host building and the Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer