

Application ref: 2020/5842/P
Contact: Nathaniel Young
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Date: 29 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
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OSM Architects
Unit A
Cadmus Court
Cary Avenue
London
SE16 7DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**55 Broadhurst Gardens
London
NW6 3QT**

Proposal: Erection of a single storey rear extension; replacement of first floor rear window with door; installation of rear external stair; erection of rear privacy screen at first floor level; erection of rear boundary fence and subdivision of rear garden.

Drawing Nos: L230;D10;PL10;PL11;PL12;PL13; PL14; Design and Access statement prepared by OSM dated December 2020; Heritage Statement prepared by Cogent Heritage dated 08 December 2020

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, access stairway and its associated screening by reason of its location, size and design, would be an incongruous and dominant addition resulting in harm to the character and appearance of the host building and the South Hampstead conservation area contrary to policy D1 (Design) and D2 (Heritage) of London Borough of Camden's 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer