

Application ref: 2021/6205/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 10 May 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Elli Farrant  
Unit 5F Canonbury Yard  
190 New North Road  
London  
N17BJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**32 Hartland Road**  
**London**  
**NW1 8DD**

#### **Proposal:**

Erection of a single storey rear ground floor extension with green roof; enlargement of first floor rear window and replacement of the existing access hatch for the use of the flat roof of main house as a terrace.

Drawing Nos: EFA-039-A-06-100 REVA; EFA-039-A-06-101 REVA; EFA-039-A-06-102 REVA; EFA-039-A-06-103 REVA; EFA-039-A-06-104 REVA; EFA-039-A-06-105 REVA; EFA-039-A-06-106 REVA; EFA-039-A-06-200 REVA; EFA-039-A-06-201 REVA; EFA-039-A-06-201A REVA; EFA-039-A-06-202; EFA-039-A-06-300 REVA; EFA-039-A-06-301A REVA; EFA-039-A-06-302 REVA; EFA-039-A-06-303 REVA and Planning Statement commissioned by Elli Farrant Architects dated 14th February 2022.

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

#### **Reason(s) for Refusal**

- 1 The proposed single storey extension, due to its bulk, scale, siting, design, would result in an incongruous addition to the building, which would detract from the form, style and character of the original building, the terrace row and the wider built environment, which reduces the garden amenity space, contrary to policy D1 (Design) of the Camden Local Plan 2017.

- 2 The proposed single storey rear extension, due to its bulk, scale and rear projection, would result in an overbearing development with unacceptable sense of enclosure, detrimental to the amenity of neighbouring occupiers at no. 30 Hartland Road in terms of loss of light and outlook, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 3 The proposed terrace on the roof of the main dwelling, due to its location and lack of secure balustrading and detailed design, would result in an unsafe and inaccessible terrace at high level, contrary to policy D1 (Design) of the 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](mailto: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 of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer