

Application ref: 2022/0731/P
Contact: Ewan Campbell
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Date: 18 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Studio 303 Ltd
33 Greenwood Place
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NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 10
11 Lyndhurst Terrace
London
NW3 5QA

Proposal:

Erection of a roof top glazed front extension and glazed side stairwell extension and alterations to existing staircore and sun room.

Drawing Nos: 683 001-007, 011-017 and 1001 and Design and Access Statement
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 roof extensions and alterations, by virtue of their location, design, bulk and massing, would result in incongruous and dominant additions to the existing building. This would cause harm to the character and appearance of the host building, streetscene and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy DH1 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 printed name and title.

Daniel Pope
Chief Planning Officer