

Application ref: 2022/1059/P
Contact: Miriam Baptist
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Date: 26 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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MM Planning and drawings
892 London Road
Thornton Heath
London
CR7 7PB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1st Floor
2 Twisden Road
London
NW5 1DN

Proposal:

Erection of a gable-end roof extension with 2 rear dormers and installation of 2 rooflights to the front slope.

Drawing Nos: 2022/001/01, 2022/002/01, 2022/003/01 Existing Front and Rear Elevation, 2022/003/01 Existing Side Elevation and Section, 2022/004/001, Proposed Front and Rear Elevation, 2022/004/001, Proposed Side Elevation and Section, 2022/005/001 Block and Site Plans, 2022/005/001 Volume Calculations, Design and Access Statement dated March 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 gable roof extension and rear dormers, by virtue of their location, bulk, size and design, would be excessively large, dominant and discordant within the local townscape and would remove a hipped roof characteristic of the area. They would thus harm the character and appearance of the host building, terrace of which it is part, and the wider conservation area, contrary to policies D1 (Design) and D2

(Heritage) of the Camden Local Plan 2017 and policies DC2 (Heritage), DC3 (Design) and DC4 (Residential extensions) of the Dartmouth Park Neighbourhood Plan 2019.

- 2 In the absence of an adequate daylight/sunlight report to demonstrate otherwise, it is considered that the development is likely to result in an unacceptable loss of daylight and sunlight to neighbouring properties to the detriment of their amenities, contrary to policy A1 (Managing impact) of the Camden Local Plan 2017 and policy DC4 (Residential extensions) of the Dartmouth Park Neighbourhood Plan 2019.

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



Daniel Pope
Chief Planning Officer