

Application ref: 2021/6243/P  
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Date: 26 August 2022

**Development Management**  
Regeneration and Planning  
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Seesaw Studios  
30 Shacklewell Lane  
London  
E8 2EZ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**171 Kiln Place**  
**London**  
**NW5 4AP**

Proposal:

Erection of single storey ground floor side extension and relocation of windows and front entrance door to front elevation of extension.

Drawing Nos: Design and access statement (dated nov 2021); SE 1639 - 01/P1; SE 1639 - 02/P1; SE 1639 - 03/P1; SE 1639 - 04/P1; SE 1639 - 05/P1; SE 1639 - 06/P1; SE 1639 - 07/P1 Rev B; SE 1639 - 08/P1 Rev B; SE 1639 - 09/P1 Rev B; SE 1639 - 10/P1 Rev B; SE 1639 - 11/P1 Rev B.

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

Reason(s) for Refusal

- 1 The proposed ground floor extension is unacceptable in principle by virtue of its location and scale and its relationship to the neighbouring properties at Nos. 173 and 117-164, it would be detrimental to the character and appearance of the local environment through the loss of a visual gap, and the safety and security of the entrance to No. 173. In addition it would cause harm to neighbouring amenity of Nos 173 and 117-164 in terms of loss of outlook contrary to policy D1 (Design), A1 (Amenity), C5 (Safety and Security) of the London Borough of 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) 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 centered on the page.

Daniel Pope  
Chief Planning Officer