

Application ref: 2022/1768/P
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Date: 26 October 2022

Development Management
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Dowden Designs
72A Stanlake Road
London
W12

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
106 Highgate Road
London
NW5 1PB

Proposal:

Erection of 2 rear extensions at ground and part first floor level following demolition of existing rear extension store, replacement of a rear window at ground floor level with a timber door and enlargement of rear lightwell to provide new stair access from ground floor to garden.

Drawing Nos: S02/A; S01/A; SP01/A; S03/A; SP02/A; S04/A; TP02/A; TP01/A; TP04/A; TP05/A; TP03/A; Heritage Statement dated April 2022 by Dowden Architects; Design and Access Statement dated April 2022 by Dowden Architects

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

Reason(s) for Refusal

- 1 The proposed rear extensions, by reason of their scale, siting, detailed design and materials, and their associated loss of historic lightwell and scullery wing, represent unsympathetic additions and alterations that would harm the special interest of the listed building, setting of the listed terrace and character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer