

Application ref: 2022/1517/P  
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Date: 20 December 2022

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**43 Flat 8**  
**Regent's Park Road**  
**London**  
**Camden**  
**NW1 7SY**

Proposal:

Replacement of existing roof structure and erection of a part roof extension, enlargement of roof terrace with replacement balustrade.

Drawing Nos: GA.01 Rev C; GA.02 Rev D; GA.05 Rev B; GA.04 Rev C; GA.07 Rev C; GA.06 Rev C; EX.01 Rev B; EX.13 Rev A; EX.01 Rev A; EX.04 Rev A; EX.03 Rev A; EX.06 Rev A; EX.09 Rev A; EX.08 Rev A; EX.07 Rev A; 202109.PLST rev 01 (Planning and Design Statement) dated April 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 extension by reason of its height, bulk, scale, location on the building, detailed design and materials, would be detrimental to the character and appearance of the host building, the terrace within which it sits, the townscape and Primrose Hill Conservation Area as viewed from the street and neighbouring sites. It is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London

Borough of Camden Local Plan (2017), the London Plan 2021 and NPPF 2021.

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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer