

Application ref: 2022/3201/P
Contact: Ewan Campbell
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Date: 11 January 2023

Development Management
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davies architecture
6 Healey Street
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NW1 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**5 Chamberlain Street
London
NW1 8XB**

Proposal:

Excavation to provide extension at rear of existing basement floor for an additional room with retained lightwell

Drawing Nos: CHA5-2-EX-100-01, CHA5-2-EX-100-02, CHA5-2-EX-100-03, CHA5-2-PL-100-01, CHA5-2-PL-100-02, CHA5-2-PL-100-03, CHA5-2-DA Statement (Rev B), CHA5-2-Heritage Statement (Rev B) and CHA5 Location Plan

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

Reason(s) for Refusal

- 1 The proposed basement extension to the rear, by reason of its size, width, layout and location, would fail to be a subordinate addition to the host listed building and would disrupt the pattern of rear development to the wider listed terrace, to the detriment of the significance and character of the host building, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed basement extension, by reason of its disproportionately large size and the absence of an appropriate Basement Impact Assessment to demonstrate otherwise, would be likely to cause harm to the stability of neighbouring properties

and the local hydrogeological environment, contrary to policy A5 (Basements) 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:

<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 blue rectangular background.

Daniel Pope
Chief Planning Officer