

Application ref: 2022/5018/P
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Date: 28 February 2023

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Architecture
11A Beresford Road
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N2 8AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

39 Inkerman Road
London
NW5 3BP

Proposal:

Erection of a single storey rear extension at upper ground floor level

Drawing Nos: 2208_100-105 and 2208_110/B-115/B and Planning Statement (November 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 upper ground floor rear extension, by reason of its design, siting and bulk, would result in an incongruous and dominant addition to the to the existing building, which would cause harm to the character and appearance of the host building, the terrace of buildings of which it forms part and the Inkerman Conservation Area. It would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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