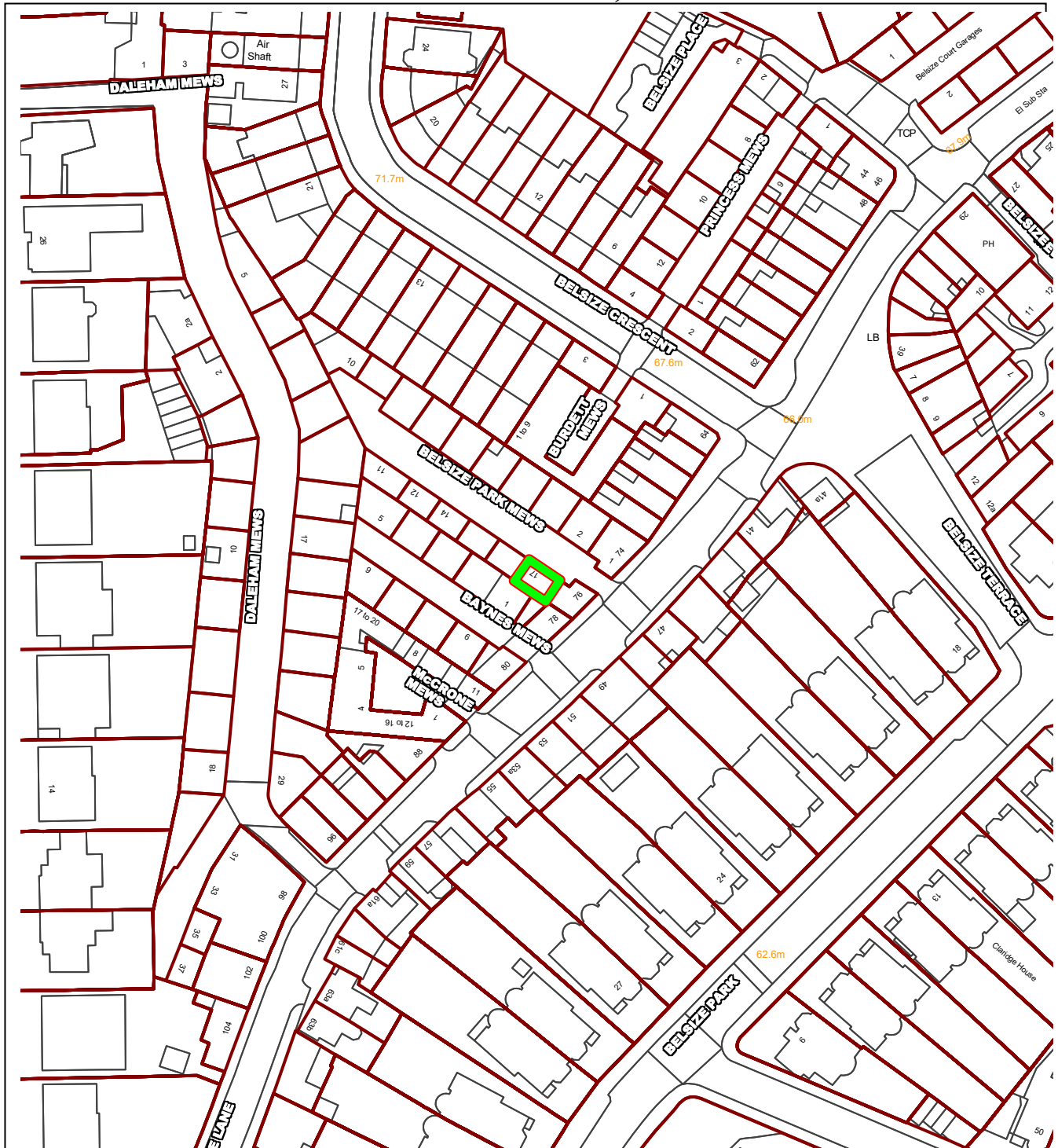


2025/0384/P

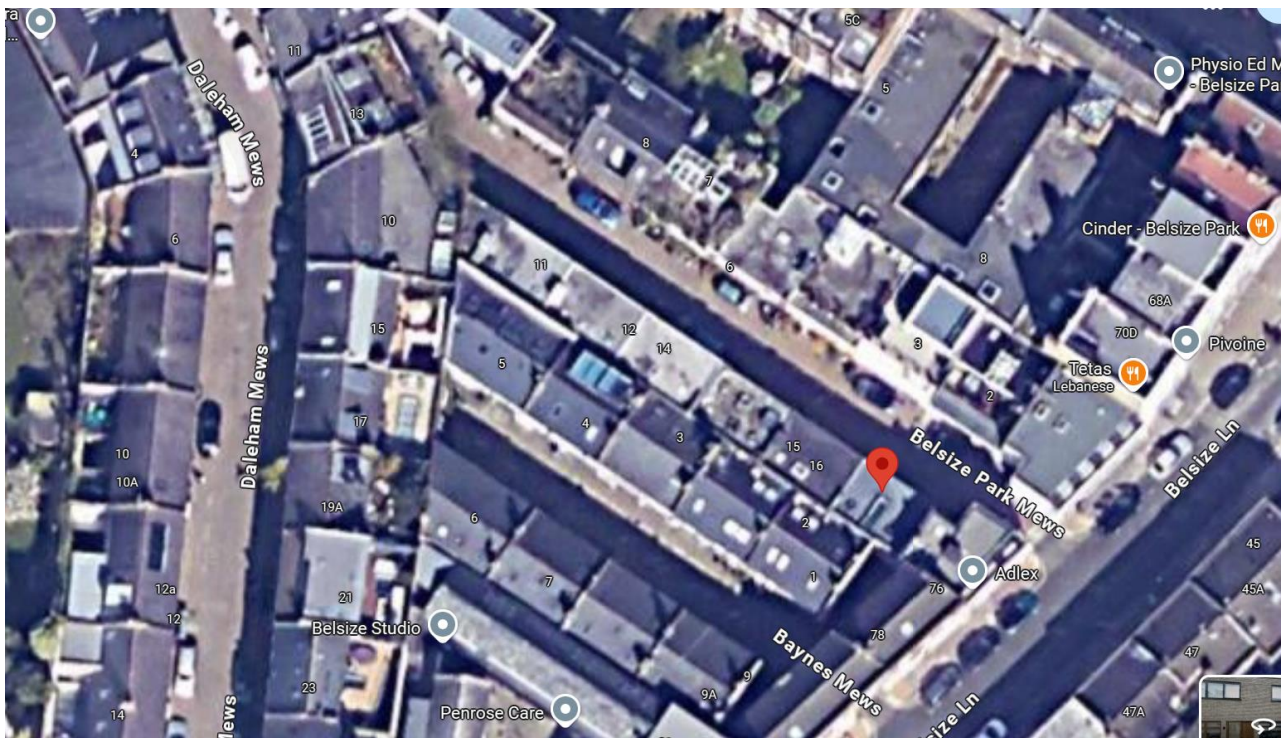
17 Belsize Park Mews, NW3 5BL



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Block Plan

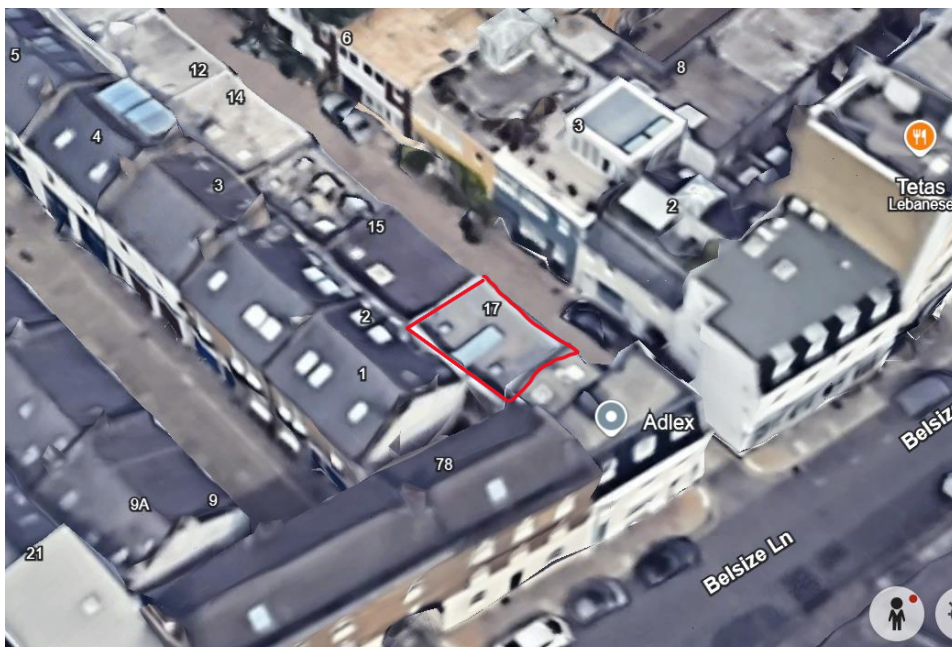
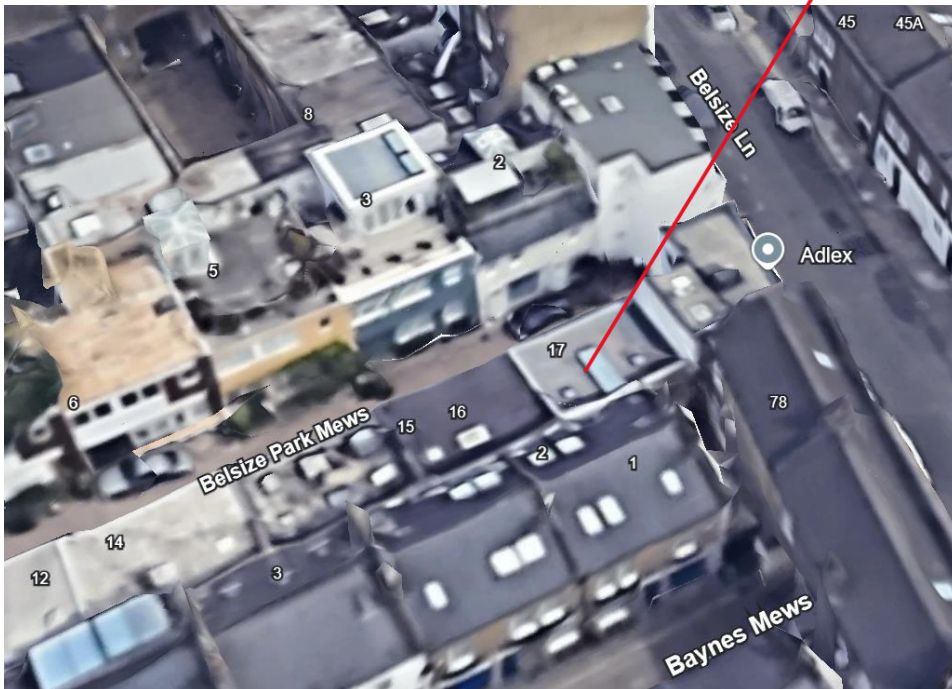


Satellite Plan

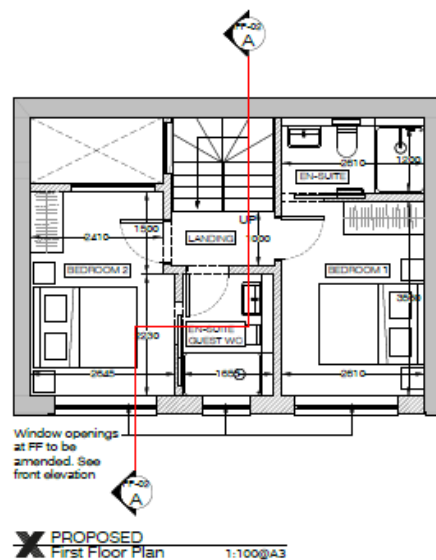
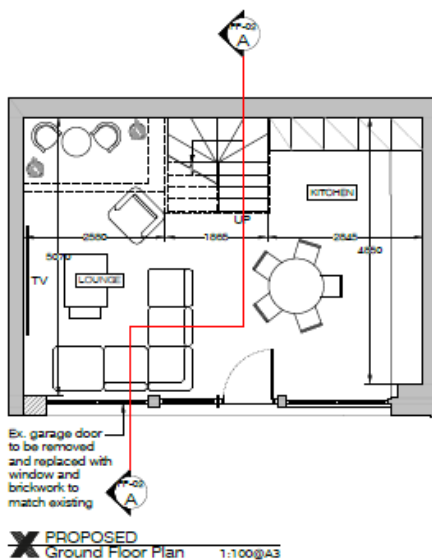
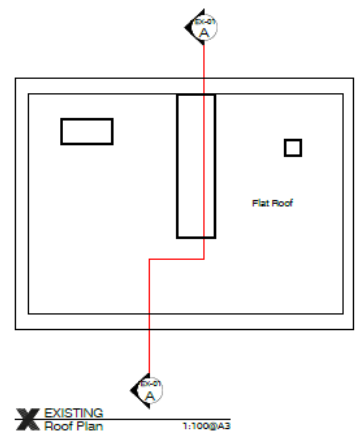
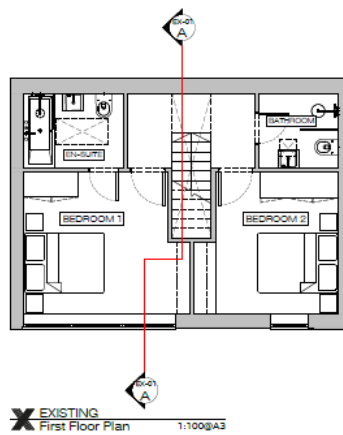
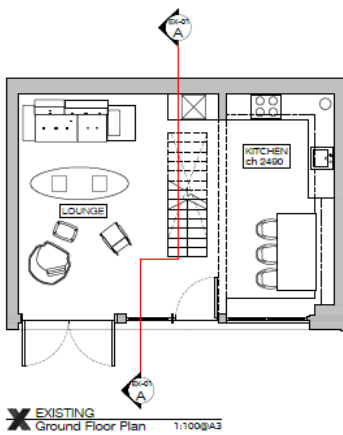
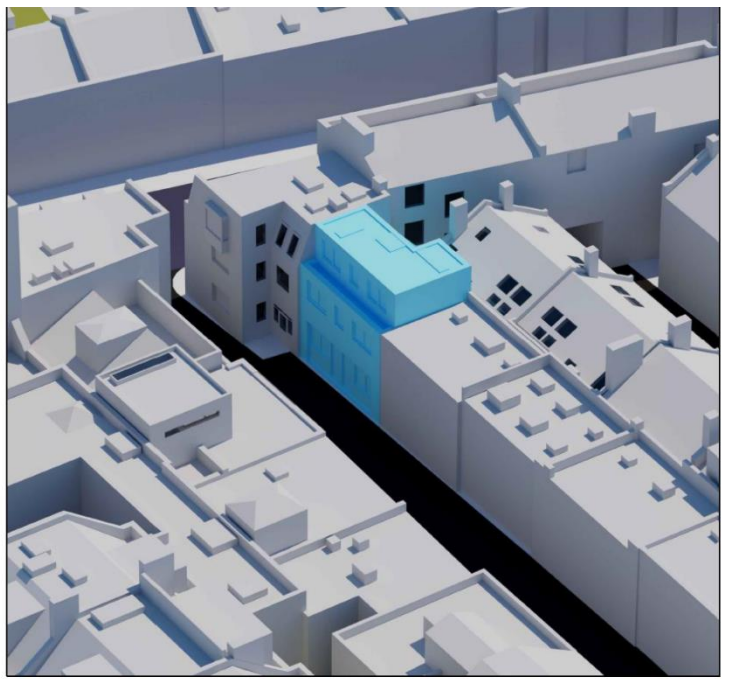
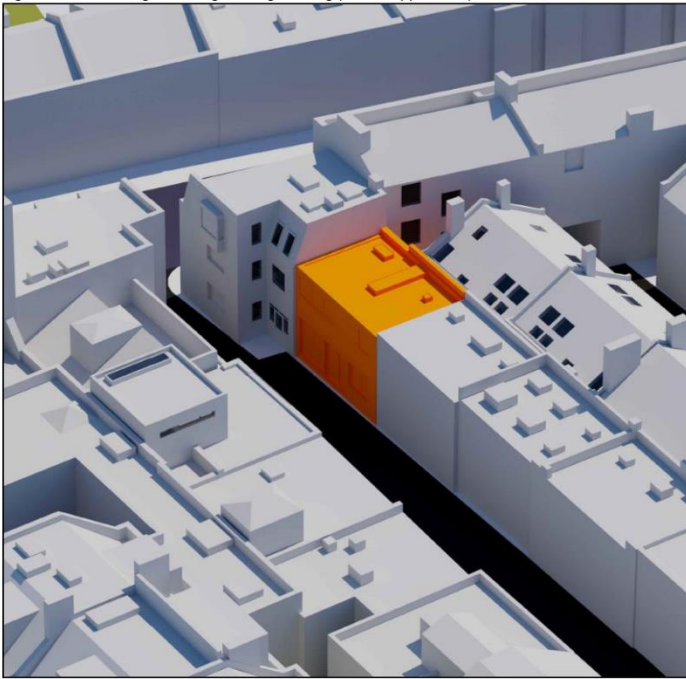




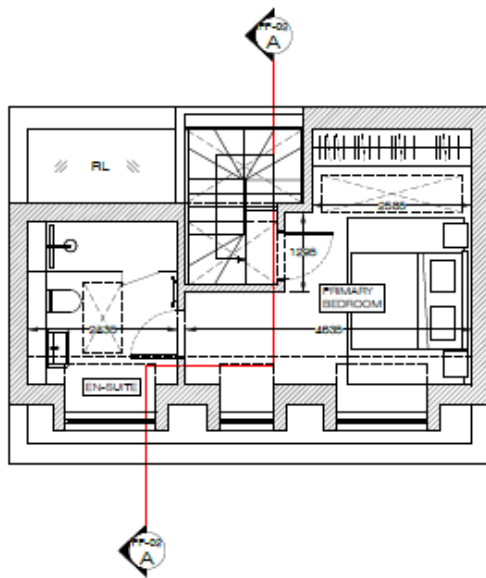
Google earth images which show the location of the roof extension and affect to surrounding neighbours.



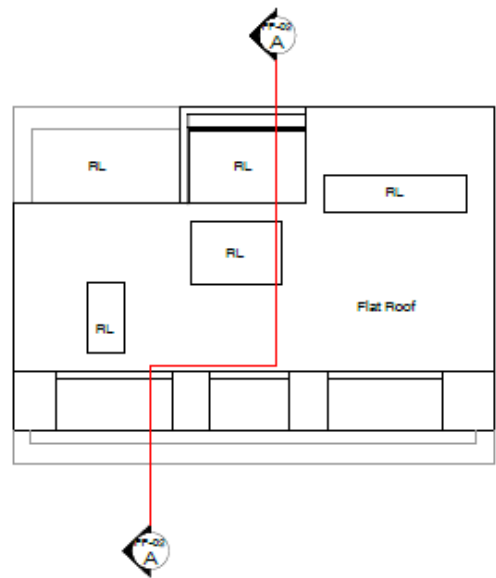
3d model showing additional mass of the roof extension





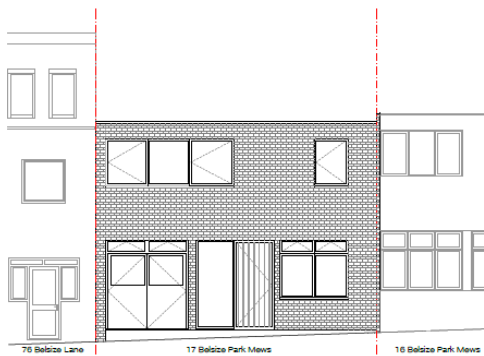


**PROPOSED**  
Second Floor Plan 1:100@A3

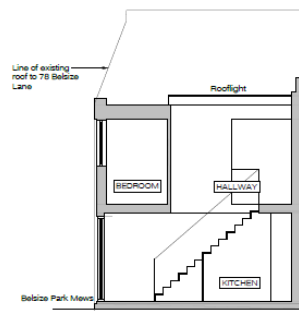


**PROPOSED**  
Roof Plan 1:100@A3

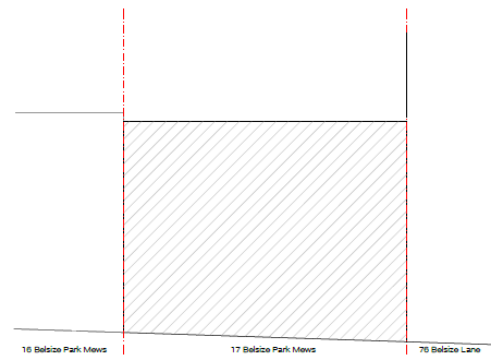
## Existing Elevations and section



**EXISTING**  
Front Elevation 1:100@A3

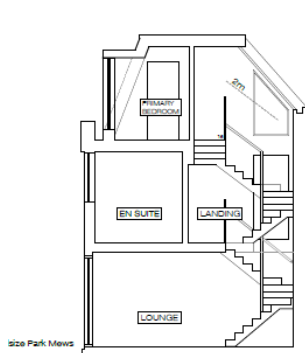


**EXISTING**  
Section A-A 1:100@A3

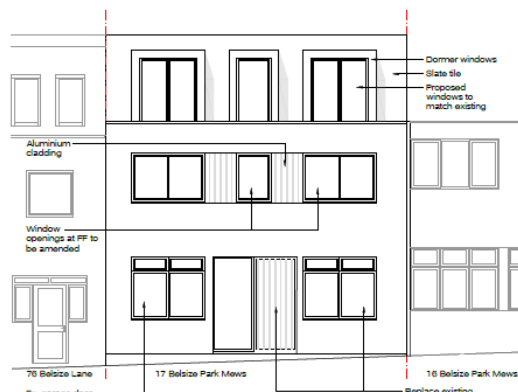


**EXISTING**  
Rear Elevation 1:100@A3

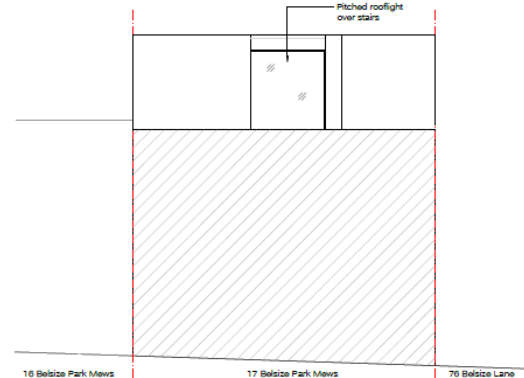
## Proposed Elevations and section



**PROPOSED**  
Section A-A 1:100@A3



**PROPOSED**  
Front Elevation 1:100@A3



**PROPOSED**  
Rear Elevation 1:100@A3



Entrance to mews



Adjacent neighbour with existing roof terrace



View from outbuilding back across garden towards house – shows extent of garden remaining



North Elevation





Looking back towards  
mews entrance from  
the back of the mews



Photo of site showing attached neighbours property's

A number of existing roof terraces and roof extensions existing within the mews – as seen from street level



Photo showing the neighbours existing mansard roof extension.





The alcove to the rear of the site showing neighbours (on Belsize lane) rear elevation and windows.



Rear of site backs onto Baynes Mews

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	25/03/2025
		N/A / attached		Consultation Expiry Date:	10/03/2025
Officer			Application Number(s)		
Adam Afford			2025/0384/P		
Application Address			Drawing Numbers		
17 Belsize Park Mews London Camden NW3 5BL			See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single-storey roof extension and alterations to the front elevation fenestration.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Permission			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	The application notified neighbours regarding the proposal by site notice from 05/02/2025 to 01/03/2025, and a press advert from 07/02/2025 to 01/03/2025 as well as being published online during public consultation. Three objections have been received from neighbours, 2 Belsize Park Mews, 3 Belsize Park Mews and 76 Belsize Lane. Their comments are summarised below;					
	<b>Loss of Light/Overshadowing</b>					
	<ul style="list-style-type: none"><li>the proposed additional storey on the roof of 17 Belsize Park Mews will block the natural daylight to No 2 &amp; 3 Belsize Park Mews on the ground floor and rooms facing Belsize Park Mews at first floor. As a result, the residence will be extremely dark and destroy quality of life.</li><li>the proposed additional storey will overshadow 76 Belsize Lane’s second floor windows which face into the mews.</li></ul>					
	<i>Officer Response:</i> The proposal complies with BRE guidance on the amount of sky visible from a given point (Vertical Sky Component), daylight and sunlight. Please see the Amenity section below for a full response.					
	<b>Privacy Loss</b>					
	<ul style="list-style-type: none"><li>The front windows of the roof extension would overlook the adjacent neighbours (No. 2 Belsize Park Mews) roof terrace.</li></ul>					
	<i>Officer Response:</i> The terrace of No.2 is already overlooked to a degree by the 2 <sup>nd</sup> floor rooflights of No. 76. Therefore no new incidence of privacy is created.					
	<b>Enclosing/Overbearing</b>					
	<ul style="list-style-type: none"><li>The massing and scale of the roof extension create a dominant and enclosing elevation which is detrimental to 2 and 3 Belsize Park Mews.</li></ul>					
	<i>Officer Response:</i> The amended design breaks up the solid mass of the extension where by the majority of the roof is at an incline similar to the neighbouring roof (No. 76) it joins. Given the distance (8m) from the adjacent neighbours (No.2 and 3) front elevation across the mews, the amended design does not create a detrimental feeling of enclosure and is not overbearing.					

## Noise

- The roof extension will create additional noise to No. 76 given the extension will be attached at the second storey level. Noise will travel through the existing wall from the proposed bathroom.

### *Officer Response:*

*Given the thickness of the combined existing wall and proposed it is not foreseeable that there would be a significant issue regarding the transmission of noise from the roof extension.*

## Impact on Conservation area

- The proposed roof extension be visually unsympathetic to the rest of the mews creating an unprecedented change to the mews existing two storey roofline. The design features no set backs.
- The massing and scale create are unacceptable and are visually harmful to the conservation area.

### *Officer Response:*

*The terrace is largely unimpaired by roof extensions and the CA statement policy does seek to preserve unimpaired rooflines however the more recent CPG Home improvements states on page 45 that, "the previous guidance presented a hard line approach of restricting development at roof level on any unbroken roofline" and "not every unbroken roofline is of heritage value and therefore it is not worthy of preservation." This is a relatively typical mews in terms of architectural quality and historic significance. The site is not identified as making a positive contribution to the CA within the Conservation Area Statement. The roof extension has been designed sympathetically, ensuring the lower scale mews character of the street is protected. The amended design uses a sloping roof to minimise massing, this mimics the attached neighbours roof. The alterations to the façade regarding the addition of a small amount of aluminium cladding, rendering in a grey colour, alteration of window configuration at 1<sup>st</sup> floor and the removal of original garage door aperture are all seen to be on balance acceptable given the highly diverse array of fenestration and quality there of, on the frontages of the other dwellings in the mews.*

## Other

- the proposed additional storey would not comply with building regulations in regards to featuring no provision of protection along the fire exit route.
- the roof extension adjoins the neighbouring parapet wall of 76 Belsize lane and this is will cause damage to the wall.

### *Officer Response:*

*Building regs are not a material planning consideration. Damage to a neighbouring wall during construction is a civil not a planning matter.*



<b>Belsize CAAC:</b>	<p>A letter of objection from Belsize CAAC was received on 03/02/2025 and is summarised as follows:</p> <p><i>Objection on grounds of insufficient information. The DAS and front elevation are missing.</i></p> <p>Officer's response:</p> <p>The relevant documents have been obtained however no further comment has been made by the CAAC.</p>

### Site Description

The site is a two-storey post-war mid-terrace mews building in use as a dwelling in the Belsize Park Conservation Area. The site is not identified as a positive contributor and is, therefore, a neutral contributor to the character of the conservation area.

The site is located on the southern side of Belsize Park Mews. The site backs onto Baynes Mews (two storey mews houses) to the rear and a large atrium space between 1 Baynes Mews and 78 Belsize Lane that acts as a lightwell (solely for No. 78 Belsize Lane).

### Relevant History

Application site:

None relevant

#### 15 Belsize Park Mews

2023/3492/P Erection of roof extension, new basement level, alterations to fenestration and associated works. Granted 07/08/2024

#### 5 Belsize Park Mews

2021/5690/P Erection of single storey roof extension and front terrace. Erection of part single/part two storey rear extension and rear terrace at first floor. Front fenestration alterations including replacement of garage door with windows. Insertion of rear windows. Granted 21/02/2022

#### 10 Belsize Park Mews

2020/5574/P Erection of a single storey roof extension at second floor level. Granted 18/10/2021

#### 14 Belsize Mews

PW9802611 The erection of a roof extension, incorporating a roof terrace at first floor Refused 01/10/1998

PWX0202051 Erection of a roof extension at second floor level to provide additional accommodation for the existing house Refused 07/01/2003

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

### Camden Planning Guidance (2021)

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Belsize Conservation Area Statement (2003)

### Belsize Design Guide (2010)

### Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. Proposal

- Planning permission is sought for a single-storey roof extension which will create a third floor to be used as ancillary living space for the existing dwelling. It would provide a new bedroom and en-suite bathroom. The application also seeks to re-design the present fenestration.

#### Revisions

- The application has sought amendments to the reduce the impact of the roof extension's front elevation by using a sloping roof with dormers to reduce the overall massing of the roof extension.

#### 1.1 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity
- Biodiversity Net Gain BNG
- Transport

### 2.0 Design & Heritage

Policy:



- 2.0.1 Local Plan policy D1 as well as the Neighbourhood plans policy DC3 seeks to achieve high quality design in residential developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 of the Local plan and DC2 of the Neighbourhood Plan both seek to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.0.2 CPG Home improvements states that 'a successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.'
- 2.0.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 2.0.4 The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Area. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 202 - 221). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.0.5 The property falls within Sub Area Two (Belsize Village) of the Belsize Conservation Area. Within this sub area is the distinct character area of the Mews. The Conservation Area Statement (CAS) notes 'the Mews Area' is characterised by single-aspect, two storey mews terraces built generally in London stock brick, with red brick detailing, fronting directly onto the narrow streets and courtyards.

Assessment:

- 2.0.6 It is noted that the principle of a roof extension within Belsize park mews has been established, a neighbouring property two-doors-down (15 Belsize park Mews) received planning permission for a similar roof extension (2023/3492/P) and has set a precedent in terms of the principle of a roof extension creating a third floor.
- 2.0.7 In addition, neighbouring (76 Belsize Lane) has a similarly scaled and designed existing roof extension at 2<sup>nd</sup> storey to which the proposed would join. The proposed roof extension's design purposely match's the existing. along the mews would not harm the appearance of the mews or the conservation area. The proposed roof extension will therefore continue the existing roof form and is justified in this respect, the roof extension is not considered to appear visually dominated within the context .
- 2.0.8 The site and other mews buildings are not identified as making a positive contribution to the character and appearance of the CA. It is only No. 2 that is identified as a positive contributor. The principle of a sensitively designed and subservient roof extension is considered acceptable. CPG guidance seeks to preserve uninterrupted rooflines of architectural and historic value. However, the two-storey height and roofline are not of significant merit.
- 2.0.9 In terms of the roof extension's design, massing and form the extension will match the existing

height and form of the neighbouring roof of No.76 creating a continuous extension of the existing roof form which is in keeping with the existing setting. The addition of the three dormer windows are seen to be acceptable in terms of design, massing, form and scale and would not be overly dominant to the mews or host dwelling. It is considered that the roof extension would appear subordinate to the host building and the rest of the adjoining group and have limited visibility from the public domain, the principle and design of the roof extension would not harm the conservation area.

- 2.0.10 Following feedback from the conservation team the roof design was altered. The amended design is seen as an improvement.
- 2.0.11 The roof extension's use of slate materials for the roof extensions roofslopes is considered acceptable as it matches neighbour (No.76), the use of lead cladding for the dormer helps visually separate them from the roof slope and the tone and colour of the lead is seen to be in keeping.
- 2.0.12 The changes to the front elevations fenestration include; the addition of aluminium cladding, rendering the existing exposed brickwork in grey, alteration of window configuration at 1<sup>st</sup> floor and the removal of original garage door aperture currently featuring timber cladding under the gf window.
- 2.0.13 Given the highly diverse array of fenestration of varying quality within the mews's frontages. The alterations to the fenestration are on balance acceptable and would be in keeping within the mews, maintaining the character of the mews and not harming the character of the conservation area.
- 2.0.14 A Condition has been applied which secures sample of the facing materials to ensure that they are high quality.
- 2.0.15 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 2.0.16 The design proposed is considered acceptable and suitable for a roof extension. Overall, the proposal is not considered harmful to the character or appearance of the host building, or to the setting of the mews of which it is part or the wider Belsize Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

### **3.0 Neighbouring Amenity**

- 3.0.1 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors to be considered in relation to the impact on the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 3.0.2 CPG Amenity states that development should be designed in order to ensure that "the proximity size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers" and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.
- 3.0.3 Neighbours 2 and 3 of Belsize Park Mews as well as 76 Belsize Lane raised concerns about loss of light, a sense of enclosure and overlooking. Neighbours 78 Belsize Lane did not raise concern however regard was given to the impact of the proposal on their rear elevation

windows which face into a lightwell to the rear of the site.

- 3.0.4 The daylight and sunlight report was submitted. It outlined that the proposed development would not harm the daylight and sunlight levels of relevant windows and rooms.
- 3.0.5 The presentation of daylight and sunlight results further confirms that the proposed development aligns with the BRE criteria, ensuring no adverse effect on diffused daylight or direct sunlight levels of the relevant windows/rooflights and rooms in neighbouring buildings.
- 3.0.6 Regarding impact of overbearing on the adjacent neighbours No. 2 and 3, the amended design breaks up the solid mass of the extension where by the majority of the roof is at an incline sloping away from the mews similar to the neighbouring roof (No. 76) it joins. Given the distance (8m) from the adjacent neighbours (No.2 and 3) front elevation across the mews, the amended design does not create a detrimental feeling of enclosure and is not overbearing.
- 3.0.7 In terms of overlooking the terrace of No.2 is already overlooked to a degree by the 2<sup>nd</sup> floor rooflights of No. 76 therefore establishing an existing precedent of overlooking, the roof extension's dormer windows do not exacerbate the extent of privacy loss. In addition, the terrace lies towards the front of No.2 and does not benefit from being private amenity as it is partially viewable at various points from the mews at ground level.
- 3.0.8 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 of the Camden local plan.

#### Biodiversity Net Gain (BNG) Requirements

- 3.0.9 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

#### Transport

- 3.0.10 Highways officers have reviewed the development and consider that a CMP would not be required.

### **4.0 Recommendation**

- 4.0.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th September 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2025/0384/P  
Contact: Adam Afford  
Tel: 020 7974 7057  
Email: Adam.Afford@camden.gov.uk  
Date: 11 September 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**17 Belsize Park Mews**  
**London**  
**Camden**  
**NW3 5BL**

# DECISION

Proposal:  
Single-storey roof extension and alterations to the front elevation fenestration.  
Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

Existing Site Plan EX-00, Amended Proposed Site Plan PA-00 P-02, Existing Elevation and Floor Plans EX-01, Amended Proposed Floor Plan PP-01 P-02, Amended Proposed Elevations and Section PP-02 P-02, Planning Cover Letter/DAS 28.01.2025, NEIGHBOURING DAYLIGHT AND SUNLIGHT REPORT EKA241773 24 January 2025.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work begins, samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials. Samples of materials to be provided alongside all neighbouring materials for context.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):  
+ Summary of transitional arrangements and exemptions for biodiversity gain condition  
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
  2. The planning permission is retrospective.
  3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
  4. The permission is exempt because of one or more of the reasons below:
    - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
    - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
    - The application is a Householder Application.
    - It is for development of a "Biodiversity Gain Site".
    - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).



- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

Chief Planning Officer