

Application ref: 2022/3629/P
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Date: 10 November 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
67 Hillway
London
N6 6AB

Proposal: Erection of side dormer window to south elevation.

Drawing Nos: Site Location Plan CM-01057522, W-01 (Existing and Proposed drawings), W01 (Proposed Loft Plan), W02 (Proposed West Elevation), W03 (Proposed South Elevation, East Elevation Section AA and Roof 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 side dormer, by reason of its location, scale, massing, and detailed design, would appear as a visually obtrusive and incongruous addition to the host property; and, in combination with the existing dormer in place would unacceptably dominate the main roof. The removal of the chimney stacks would also negatively impact on the appearance and vernacular of the locale. The development would thus harm the character and appearance of the host building, street-scene and Holly Lodge Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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 2023.

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