

M Jones Architect
Unit 5, 3rd floor,
246 Stockwell Road
London
SW9 9SP

Application Ref: **2014/0436/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **4546**

27 March 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
73C Patshull Road
London
NW5 2LE

Proposal:
Erection of rear dormer, formation of terrace at rear second floor, and alterations to side window.
Drawing Nos: Drawing no. 111 SK 050 Revision A, Drawing no.111 SK 060.

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

Reason(s) for Refusal

- 1 The proposed dormer, by reason of its detailed design and size set within a largely unimpaired roofscape would harm the character and appearance of the host building, the terrace of which it forms part and this part of the Bartholomew Estate Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

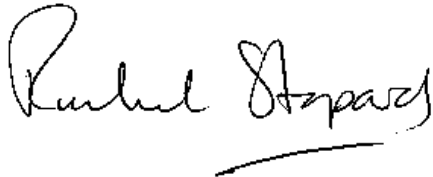


- 2 The proposed roof terrace, by reason of its size, location and proximity to residential dwellings, would increase opportunities for overlooking of, and noise disturbance to neighbouring properties, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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