

Reading + West Architects
Grove Park Studios
188 Sutton Court Road
Chiswick
London
W4 3HR

Application Ref: **2014/0402/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

Householder Application Refused

Address:
16 St. Pauls Crescent
London
NW1 9XL

Proposal:
Erection of a single storey rear extension.
Drawing Nos: DRG. NUMBER 95-148/P09, DRG. NUMBER 95-148/P10, DRG. NUMBER 95-148/P11, DRG. NUMBER 95-148/P12, DRG. NUMBER 95-148/P13, DRG. NUMBER 95-148/P14.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its detailed design, height, and depth would harm the character and appearance of the host building, the terrace of which it forms part and this part of the Camden Square 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



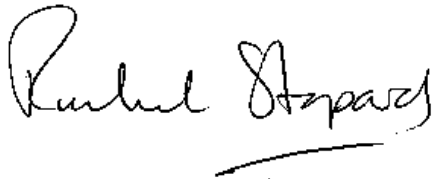
heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed rear extension by reason of its height and depth would harm the amenity of neighbouring occupiers at number 14 St Pauls Crescent, through an unacceptable loss of sunlight and daylight and impact on outlook, 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



Rachel Stopard
Director of Culture & Environment

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