

Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
Bedford
Bedfordshire
MK42 9BAApplication Ref: **2013/6125/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

20 December 2013

Dear Sir/Madam

DECISIONTown 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:
21-23 Cressy Road
London
NW3 2NBProposal:
Change of use of building from 4x residential units to 2x residential dwellings (1x2 bed and 1x4 bed). Erection of roof extension, replacement single storey rear extension, and installation of new front wall and automatic gate to parking space.

Drawing Nos: (RM13/139.) 1A, 2, 3A, 4 and RM12/139.5B

Supporting documents: Planning, Design and Access Statement

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of the resultant height, bulk and mass of the enlarged building in close proximity to the terrace to the north west of the site on Constantine Road, would appear cramped and overdominant, and would fail to



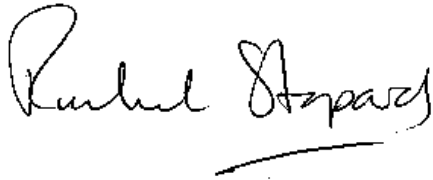
preserve or enhance the character and appearance of the immediate streetscene, townscape and that of the Mansfield Conservation Area. The application would therefore be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development 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 development, by virtue of the resultant height, bulk, mass and position of the enlarged building in relation to rear facing windows serving habitable rooms and the rear gardens of nos. 66, 68 and 70 Constantine Road, is considered to be overbearing and cause an unacceptable loss of outlook and increase in the sense of enclosure to those properties. The proposal is therefore contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Core Strategy Development Plan Document and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Plan 2010.

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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