

ALKO  
2 Cheapside  
North Circular Road  
London  
N13 5EDApplication Ref: **2013/5739/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

28 October 2013

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:  
**98 Queens Crescent**  
**London**  
**NW5 4DY**Proposal:  
Erection of a mansard roof extension to residential flat (Class C3).  
Drawing Nos: Site location plan; drawing titled 'Plans, elevations and sections' dated August 2013.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

## Reason(s) for Refusal

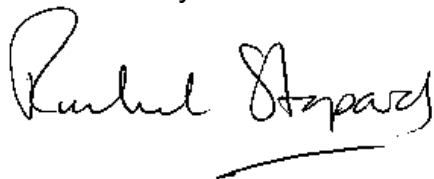
- 1 The proposed roof extension by reason of its location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the general streetscene, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.