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Application Ref: **2013/5284/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

21 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:
107 Highgate West Hill
London
N6 6AP

Proposal:
Erection of two storey extension to side elevation at ground and first floor level following removal of existing single storey extension (Class C3).

Drawing Nos: Site Location Plan HW-AG00; AG02; AG03; AG04; AG05; AG06; AG07; AG08; AE01; AE02; AE03; AE04; AE05; AE06; AE07; AE08; Design and Access Statement by Award dated July 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 two storey extension, by reason of its height, bulk and detailed design, would be detrimental to the special architectural and historic interest of the host building, and character and appearance of Dartmouth Park Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage)



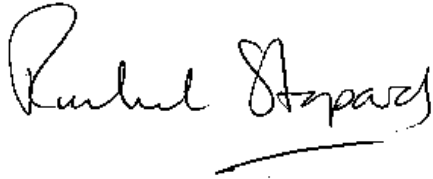
of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposal, in the absence of an arboricultural impact assessment or method statement, has failed to demonstrate there would be no harm to significant trees on the site, contrary to policy CS15 (Protecting and improving open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

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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