

Doyle Town Planning & Urban Design
MAAP
4th Floor
45 Gee Street
Clerkenwell
London
EC1V 3RS

Application Ref: **2013/4215/P**
Please ask for: **Paul Gardiner**
Telephone: 020 7974 **3968**

6 September 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:

**Flat 3
38 Netherhall Gardens
London
NW3 5TP**

Proposal:

Erection of additional storey to existing side extension benefiting flat 3

Drawing Nos: Planning, design and access statement (Doyle Town Planning and Urban Design: July 2013); 1026-S01 (existing site plan + location plan); 1026-AP01 (proposed site plan + bin store details); AP02 (proposed upper ground floor plan); AP03 (proposed 1st floor & roof plans); AP04 (proposed front elevation); AP05 (proposed street elevation); AP06 (proposed rear elevation); AP07 (proposed section A-A + section C-C); AP08 (proposed side elevation-section A-A).

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

Reason(s) for Refusal

- 1 The proposed extension by reason of its scale, bulk, mass, design, and prominent location which would fill a characteristic gap between dwellings and result in an



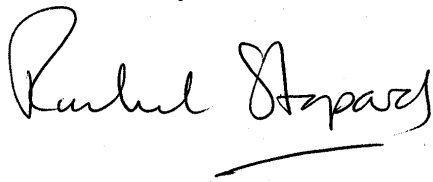
unacceptably obtrusive addition to the streetscape, would cause harm to the character of the host building and the conservation area. The proposals would therefore be contrary to Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and Development Policies DP24 (Securing high quality design') and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.

- 2 The proposed extension, by reason of its height and close proximity to existing windows in the adjoining host property, would lead to a harmful sense of enclosure and loss of outlook to neighbouring occupants, harming their amenity, contrary to Core Strategy policy CS5 (Managing the impact of growth and development) and Development Plan policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework.

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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