

Bluelime
17-19 Bonny Street
London
NW1 9PEApplication Ref: **2013/3851/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

1 August 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:
10c St. Augustine's Road
London
NW1 9RNProposal:
Erection of full width rear dormer and side gable extensions to roof level of first floor flat (Class C3).

Drawing Nos: BLC-1315-EP-100 REV A; BLC-1315-PP-101 REV B; BLC-1315-PE-102 REV A; BLC -1315-SS-103; Design and Access Statement.

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

Reason for Refusal

- 1 The proposed roof extensions by virtue of their siting, size and detailed design would create an unacceptably obtrusive and incongruous form of development, disrupting the uniform appearance of the properties along the south side of St. Augustine's Road. The extensions harm the character and appearance of the host building and the wider Camden Square Conservation Area, which is contrary to Policies CS5

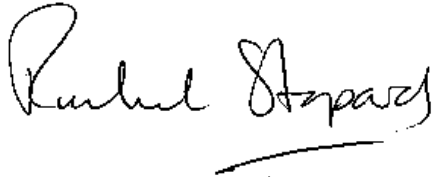


(Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of 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.