

DVM Architects
4a Murray Street
LONDON
NW1 9RE

Application Ref: **2013/2127/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

31 May 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

Householder Application Refused

Address:
18 Harmood Street
London
NW1 8DJ

Proposal:
Erection of a mansard roof extension with front and rear dormer windows to dwelling house (Class C3).

Drawing Nos: Site Location Plan, 1829-02, 1829-03, 1829-04, 1829-05

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

Reason for Refusal

- 1 The proposed roof extension, by reason of its design, height, bulk and location in a group of buildings with a largely unaltered roofline, would result in harm to the character and appearance of the building, the group of buildings of which it forms a part, and the Harmood Street 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

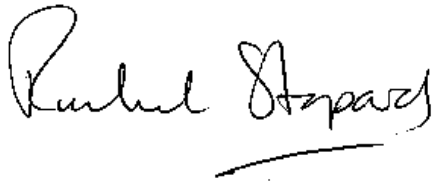


(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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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