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Application Ref: **2013/0634/P**  
Please ask for: **Neil Quinn**  
Telephone: 020 7974 **1908**

3 April 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 1**  
**60 Mansfield Road**  
**London**  
**NW3 2HT**

Proposal:  
Erection of single storey rear extension at ground floor level with two projecting rooflights, insertion of two windows to side elevation and new access door to rear garden from Courthorpe Road, in connection with ground floor flat (Class C3).

Drawing Nos: 1712/GA/00 (Site Location Plan); 1712/GA/01; 1712/GA/02; 1712/GA/03; 1712/GA/04; 1712/GA/05; 1712/GA/06; Design and Access Statement dated 31 Jan 2013.

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

#### **Reason for Refusal**

- 1 The proposed rear extension, by reason of its bulk, height and detailed design (including the projecting rooflights) would result in a dominant, visually intrusive addition which would fail to preserve and enhance the character and appearance of

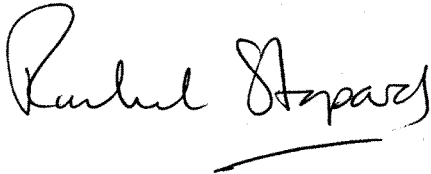


the host building, and this part of the Mansfield Conservation Area. It would therefore be contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the 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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