

The Gillett Macleod Partnership
1 High Road
Old Eastcote
Pinner
London
HA5 2EW

Application Ref: **2013/0124/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

20 March 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
88 Hillfield Road
London
NW6 1QA**

Proposal:

Erection of single storey rear lower ground floor level extension in connection with existing lower ground floor flat (Class C3).

Drawing Nos: Site Location Plan; 12/2703/1; 12/2703/2; 12/2703/3;

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its form, bulk, and inappropriate design would harm the character and appearance of the host building and the adjoining terrace, contrary to Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting High Quality Places and Conserving Our Heritage) of the Core Strategy 2010, and Policy DP24 (Securing High Quality Design) of the



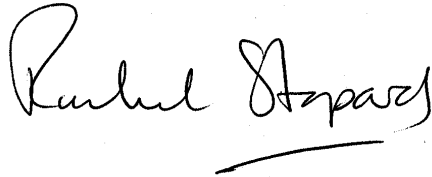
Development Policies, which collectively form part of the Camden Local Development Framework 2010.

- 2 The proposed extension, by reason of its positioning, height and bulk, would have an adverse impact upon the residential amenity of the occupiers of the lower ground floor level flat at 86 Hillfield Road in terms of daylight/sunlight and outlook contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Plan.

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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