

FT Architects Ltd
FT Architects Ltd
Hamilton House
WC1H 9BB

Application Ref: **2013/0292/P**
Please ask for: **Hilary Cuddy**
Telephone: 020 7974 2125

12 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:
6 C Egbert Street
London
NW1 8LJ

Proposal: Amendment to application ref: 2012/5508/P to include terrace to rear at roof and 1st floor level.

Drawing Nos: 200_18_100, 200_18_01, 200_18_02, 200_18_15, 200_18_16.

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

Reason(s) for Refusal

- 1 The proposed first floor roof terrace would result in an unacceptable increase in overlooking and loss of privacy for neighbouring properties, contrary to policies CS5 (Managing the impact of growth and development) & DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework 2010.

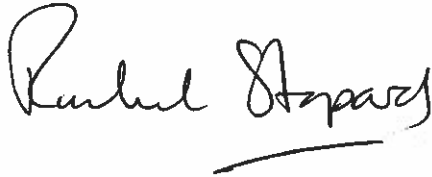


- 2 The proposed roof terrace incorporated into the design of the mansard roof extension would by reason of its design and siting fail to preserve and enhance the character and appearance of the conservation area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (DP24 Securing high quality design) of Camden's Local Development Framework 2010.

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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