

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2012/6777/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

13 February 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:
19C Glenmore Road
London
NW3 4BY

Proposal:
Erection of dormer, rooflight and the formation of an external terrace to rear roof of existing flat (C3)

Drawing Nos: Site location plan, (1209 -0100-AP-) 001, 002, 003, 004, 005, 006, 007, 008 (all Rev PL02), (1209 -0200-AP-) 002 Rev PL02, 003 Rev PL02, 004 Rev PL03, (1209 -0300-AP-) 001, 002 (both Rev PL02), (1209 -0400-AP-) 001, 002 (both Rev PL02), (1209-SK-) 01, 02 and 03 (all Rev P01)

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

Reason(s) for Refusal

- 1 The proposed alterations to the roof including the rear dormer with roof terrace and rooflight would, by virtue the visual prominence of the roof and the inappropriate scale, bulk and detailed design, be unacceptably harmful to the appearance of the



building and would not preserve and enhance the character and appearance of the Belsize Conservation Area and therefore be contrary to Policies CS5 and CS14 of Camden's Core Strategy 2010-2025 and Policies DP24 and DP25 of the 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.

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