

IMAGO architects  
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W10 6PN

Application Ref: **2012/5467/P**  
Please ask for: **Philip Neising**  
Telephone: 020 7974 **1908**

29 November 2012

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:  
**49 Spencer Rise**  
**London**  
**NW5 1AP**

Proposal:  
Erection of a mansard roof extension to existing dwelling (Class C3).  
Drawing Nos: Site location plan (01); 02; 03a; 04; 05a; 06; 07a.

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

#### **Reason(s) for Refusal**

- 1 The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area. This would be contrary to Policies CS14, DP24 and DP25 of the Camden Local Development Framework, 2010.

Informative(s):



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