

Martin Evans Architects
18 Charlotte Road
London
EC2A 3PB

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2012/4711/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

5 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:
1A Lyme Street
London
NW1 0EH

Proposal:

Erection of roof extension with terrace to front elevation, replacement of windows and door at ground floor level and windows at first floor level to front elevation, replacement of door at ground floor level and installation of 3x windows at first floor level to rear elevation of single dwelling house.

Drawing Nos: (Prefix LYM-EX- GA-) 02, 03, 04, 08, 09, 10, 11 and (Prefix LYM-PL- GA-) 01A, 02, 03, 04A, 05A, 06A, 07A, 08A

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

Reason(s) for Refusal

- 1 The proposed roof extension and terrace by reason of its excessive bulk and inappropriate design including the glazed balustrade would detract from the appearance of the host building, the wider terrace of buildings of which it forms part



and the settings of adjacent listed buildings. The proposal is therefore contrary to policies CS5 and CS14 of the London Borough of Camden Core Strategy Development Plan Document and Policy DP24 and DP25 of the London Borough of Camden Local Development Plan 2010.

- 2 The proposed roof extension and terrace by reason of its excessive bulk and height in close proximity to neighbouring residential habitable room windows is considered to cause an unacceptable increase in the sense of enclosure. The proposal is therefore contrary to policies CS5 of the London Borough of Camden Core Strategy Development Plan Document and Policy DP26 of the London Borough of Camden Local Development Plan 2010.

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