

PAD
4 Abbots Place
London
NW6 4NP

Application Ref: **2012/3715/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 September 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Refused

Address:
20 Woodsome Road
London
NW5 1RY

Proposal:
Erection of rear dormer extension, the insertion of two rooflights on the front roofslope and replacing the existing timber framed sliding sash windows with double glazed timber framed sliding sash windows to a single family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan (WRL-OS); WRL-01; WRL-02; WRL-03; WRL-04; WRL-05; WRL-06; WRL-07; WRL-08; WRL-PH.

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

Reason for Refusal

- 1 The dormer extension by virtue of its size and siting, creates an unacceptably obtrusive and incongruous form of development, which disrupts the uniform appearance of the properties along the north side of Woodsome Road and harms the historic character of the host building. The proposal therefore fails to preserve



and enhance the character and appearance of the Dartmouth Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The applicant is advised that the proposed rooflights and replacement timber windows (subject to the glazing bars and surrounds matching the dimensions of the existing windows) do not require planning permission.

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