

Ian Hay Architects
11 Halton Road
London
N1 2ENApplication Ref: **2012/3676/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

7 September 2012

Dear Sir/Madam

DECISIONTown 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:
32 Leverton Street
London
NW5 2PJProposal:
Erection of extension at rear ground and first floor level following demolition of existing ground floor rear extension including installation of window on side elevation at the first floor level to residential dwelling house (Class C3).

Drawing Nos: Site Location Plan (Ref:151/21); (Prefix151/) 01 24 28 12; 02 24 08 12; 03; 04; 05; 06 24 08 12; 07 24 08 12; 08 24 08 12; 09 24 08 12; 11 24 08 12; 12 24 08 12; 13 02 06 12; 14 02 06 12; 15 26 05 12; 16 28 08 12; 17 28 05 12; 18 24 08 12; 19 11 06 12; 21 28 08 12; 31; Design and access statement by Ian Hay Architects LTD dated 13th July 2012

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

Reasons for Refusal

- 1 The proposed first floor rear extension by reason of its height, bulk and design would



be insubordinate to the host building and detract from the historic character of the terrace and would fail to preserve and enhance the character and appearance of the wider Kentish Town Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and 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.

- 2 The proposed first floor rear extension by reason of its siting and height would result in the loss of outlook and increased sense of enclosure experienced by the occupiers of no. 18 Falkland Road and would therefore be detrimental to their residential amenity, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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