

50 Degrees North Ltd
12 Fairlawns
East Twickenham
London
TW1 2JY

Application Ref: **2012/2709/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

16 August 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

Full Planning Permission Refused

Address:
9-11 Lawford Road
London
NW5 2LH

Proposal:

Erection of a roof extension to provide an additional third floor with two terraces on front (south) elevation to residential flats (Class C3).

Drawing Nos: Site Location Plan / Block Plan (1175/001 Rev D); 1175/002 Rev D; 002 Rev D; 003 Rev D; 004 Rev D; 005 Rev D; 006 Rev D; 007 Rev D; 008 Rev D; 009 Rev D; 010 Rev D; 011 Rev C.

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, by reason of its bulk, height, detailed design and materials would appear as an unduly large and overly prominent addition to the host building and would therefore fail to preserve and enhance the character and appearance of the host building, streetscene and the wider Bartholomew Estate Conservation Area, contrary to policies CS14 (Promoting high quality places and



conserving our heritage), DP24 (Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

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