

Michael Brittain
31 Hartland Road
London
NW1 8DB

Application Ref: **2011/5667/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

29 May 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:
31 Hartland Road
London
NW1 8DB

Proposal:

The erection of 1st floor rear extension for the provision of an additional bedroom to existing residential dwelling (Class C3).

Drawing Nos: Site Location Plan; 700/1/A; -2; -3; & -5.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its excessive width and depth, would result in an overdominant addition, detrimental to the character and appearance of the host building and the area generally, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed extension, by reason of its excessive width and depth, would result in an unacceptable sense of enclosure and loss of outlook to the neighbouring occupier at no. 29 Hartland Road, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and to 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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