

Clive Sall Architecture LTD
2 Providence Yard
Ezra Street
London
E2 7RJ

Application Ref: **2012/1717/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

21 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:
21 Holmes Road
London
NW5 3AA

Proposal:
Erection of single-storey rear extension to single dwelling house (Class C3).
Drawing Nos: 151_01; -10; -15; -16; -20; -21; -25; -26; & -27.

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

Reason(s) for Refusal

- 1 The proposed rear extension would, by reason of its inappropriate design as well as its excessive bulk, scale, height and footprint in relation to the available site area, harm the appearances of the main house and dominate the rear garden area, contrary to Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy and Policy DP24 (Securing high quality design) of the Development Policies of the Camden Local Development Framework 2010.



Informative(s):

- 1 The applicant is advised that the side elevations shown on drawing number 151_27 labled 2 and 3/151_16 are inaccurate as they omits the two storey rear projection and the party wall on the single storey projection.

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