

Leandro Rotondi Architects Ltd  
30 The Ridgeway  
Radlett  
Hertfordshire  
WD7 8PS

Application Ref: **2011/5244/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

2 December 2011

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:  
**4 and 5 Heath Passage  
LONDON  
NW3 7HB**

Proposal:  
Erection of a roof extension to raise the roofline of both single-storey buildings at 4 and 5 Heath Passage and to create an additional first floor level of accommodation at 4 Heath Passage (Class C3)

Drawing Nos: Site plan: 001 Rev A; 002 Rev A; 003 Rev A; 004; 005 Rev A; 006; 010; 011; 012; Preliminary Solar & Daylight Study Rev 00.

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 to both single-storey buildings, by reason of its bulk, height, form and location, would create a bulky and discordant feature, which would harm the overall appearance of both properties, harm the integrity and setting of the terrace of buildings at nos. 4-6 Heath Passage and 2 North End Way, and harm the



character and appearance of the 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.

- 2 The proposed roof extension, by reason of its height and location would result in loss of daylight and an increased loss of outlook and cause sense of enclosure to the detriment of the residential occupiers at 3 /4 The Village, contrary 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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