

Mr Jason Pugh
77 Miswell Lane
Tring
Hertfordshire
HP23 4DR

Application Ref: **2010/5605/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

13 December 2010

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:
96 Harmood Street
London
NW1 8DS

Proposal:
Erection of two storey rear extension at ground and first floor level and erection of mansard roof extension to existing dwelling house (Class C3).

Drawing Nos: Site location plan; 01; & 02.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its bulk, height, mass and location, would be an incongruous and obtrusive addition which would impair an unbroken run of valley roofs to the detriment of the architectural integrity of the building, the terrace which it forms part and the character and appearance of the Harmood Street Conservation Area, contrary to policy CS14 (promoting high quality



places) of the London Borough of Camden Local Development Framework Core Strategy; and 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 rear extension, by reason of its ground floor width and materials, would be an unsympathetic and incongruous addition to the detriment of the host building and the terrace of which it forms part and would fail to preserve or enhance the character of the Harwood Street Conservation Area, contrary to policy CS14 (promoting high quality places) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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