

Temple Chartered Surveyors
13 Oakdale Avenue
Kenton
London
HA3 OUJ

Application Ref: **2010/4418/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

13 October 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:
37 Bayham Street
London
NW1 0AA

Proposal:
Erection of mansard roof extension with rear roof terrace on third floor and raising front parapet wall (following removal of mansard slate tiles) to existing residential dwellinghouse (Class C3).
Drawing Nos: BS37-001A; 002A; and 003.

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

Reason for Refusal

- 1 The proposed roof extension with rear roof terrace, by reason of its location, design, bulk and height would be an incongruous and obtrusive addition which would impair an unbroken roofline to the detriment of the architectural integrity of the building, the terrace which it forms part and the character and appearance of the Camden Town Conservation Area, contrary to policies B1 (General Design Principles), and B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of



Camden Replacement Unitary Development Plan 2006, policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and 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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