

Mr Alan Miller
5 The Malthouses
Canterbury Road
East Brabourne
Kent
TN25 5LL

Application Ref: **2010/0293/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

15 March 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:
31 Fitzroy Road
London
NW1 8TP

Proposal:
Variation to planning permission granted on the 31/08/2007 (ref 2007/3072/P) for erection of a rear roof extension to residential unit (Class C3) by removal of velux windows and the inclusion of a dormer with sliding doors and Juliet balcony with glass balustrade, as well as a replacement french doors to rear first floor terrace and replacement conservatory at rear lower ground floor.

Drawing Nos: Site plan; AL(PR)01 Rev A; AL(PR)02 Rev A; AL(-)01; AL(EX)01;
AL(-)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 roof extension, by reason of its scale, design, and extent of glazing, would be detrimental to the appearance of the building and character and



appearance of the conservation area contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The proposed french doors to the rear first floor terrace, and the replacement conservatory, are considered to be acceptable and would be recommended for approval if a separate application was submitted to the Council.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613