

Mr Tony Love
Osborne Christmas
20, Manor Road Studio
Rusthall
Royal Tunbridge Wells
Kent
TN4 8UE

Application Ref: **2009/3997/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 November 2009

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

Full Planning Permission Refused

Address:
14 Croftdown Road
London
NW5 1EH

Proposal:
Conversion of existing roof space with associated terrace, dormer window and external staircase from existing roof terrace at second floor level to proposed roof terrace to dwelling house (Class C3).

Drawing Nos: existing site & location plan; 001A; 002A; 003A; 005; 006; 008;
009; 016; 017;

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, terrace and associated staircase by reason of their siting, scale and design, would result in a prominent form of development which would have a detrimental impact upon the host building, detract from the integrity of the largely unaltered roofscape of the group of buildings no. 2 - 64 Croftdown Road



and have a detrimental impact upon the character and appearance of the Dartmouth Park 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.

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