

Mr Jonathan Edden
69 Moorend Park Road
Cheltenham
Gloucester
GL53 0LG

Application Ref: **2008/3947/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

10 August 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:
15 Priory Terrace
London
NW6 4DG

Proposal:

Alterations and additions including erection of full-width extension at rear lower ground with terrace over at ground floor level, full-width extension with lantern light at rear ground floor level, single-storey lean to side extension (south elevation) at lower ground floor level and installation of window at ground floor level (south elevation) to existing flats.

Drawing Nos: Site Location Plan; 1042P/JE/01A; 02A; 03B; 04B; 05; 06; 07A; Arboricultural Impact Assessment Report;

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

Reason(s) for Refusal

- 1 The addition of the extension at upper ground floor level to create 2 storey extension by reason of its scale, height, width, bulk and detailed design is considered visually incongruous to the detriment of the appearance of the host building and the



character and appearance of the conservation area contrary to policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan, Camden Planning Guidance and the Priory Road Conservation Area Guidance.

- 2 The creation of the roof terrace by reason that it would allow views into habitable rooms of no.13 and no.17 Priory Terrace thereby causing a serious loss of privacy to those residential properties. The proposal is thereby contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance.
- 3 The windows on the side elevation of the extension to the upper ground would not cause harmful overlooking and loss of privacy to the residential property at no.17 Priory Road. This would be contrary to policies SD6 of the London Borough of Camden Replacement Unitary Development Plan and Camden Planning Guidance.

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