

Mr Nick Weiss
65 Spencer Rise
London
NW5 1AR

Application Ref: **2009/1315/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

4 June 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:
65 Spencer Rise
London
NW5 1AR

Proposal:
Extensions to single family dwelling house (Class C3), including erection of mansard roof, ground floor rear infill extension and first floor rear extension.

Drawing Nos: Site Location Plan; 1; 2; 3; 4; 5; 6; 7;

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 bulk, height and location, would create a discordant feature, which would harm the appearance of the building, harm the integrity of the terrace of buildings at nos 61-65 which have an unaltered roofline, and thus harm the character and appearance of the conservation area. This would therefore be 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 and to supporting advice contained within the Camden Planning Guidance 2006 and Dartmouth Park Conservation Area Appraisal and Management Statement 2009.

Informative(s):

- 1 You are advised that no objections are raised to the rear ground and first floor extensions.

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