

Arthurell and Kirkland
19 Wharfdale Road
Kings Cross
London
N1 9SB

Application Ref: **2009/0669/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

20 March 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:
**31 Rochester Road
Camden
London
NW1 9JJ**

Proposal:
Erection of a two storey rear extension at lower ground and ground floor levels to enlarge accommodation to the existing flat and maisonette and associated window alterations to side elevation.

Drawing Nos: Site Location Plan; 01; 02; 04 A; 05 A; 06;

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

Reason(s) for Refusal

- 1 The proposed rear 2 storey extension, by reason of its height, size and bulk, would be detrimental to the appearance of the property, the integrity of its proportions and symmetry with its semi-detached neighbour and the character and appearance of the conservation area, contrary to policies B1 (design principles), B3 (alterations and



extensions) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and design guidance in the Camden Planning Guidance 2006 and Rochester Conservation Area Statement.

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