

Mass Architecture
London Fields Studios
11-17 Exmouth Place
LONDON
E8 3RW

Application Ref: **2009/0111/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

10 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:
5 Oakeshott Avenue
London
N6 6NT

Proposal:
Erection of a first floor side extension to single-family dwelling (Class C3) as an amendment to planning permission granted 15/08/2008 (ref: 2008/3051/P) for erection of a single storey side and rear extension, and erection of side and rear dormer window to the single-family dwelling.

Drawing Nos: Site Location Plan; A084/150; A084/100; A084/101 Rev A; A084/102; A084/103; A084/104; A084/105 Rev A; A084/140 Rev A; A084_141 Rev A; A084/142 Rev A; A084/143 Rev A; A084/144 Rev B; A084/145 Rev A; A084/146 Rev A; A084/147 Rev B; A084/148 Rev A; A084/149;

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

Reason(s) for Refusal

- 1 The proposed first floor side extension, by reason of its bulk, height, massing and



design would be detrimental to the character and appearance of the host property, street scene and wider Holly Lodge Conservation Area. The proposal would 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), design advice in the Camden Planning Guidance (2006) and Holly Lodge Conservation Area Statement (1992).

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