

PMSS Ltd
5 Hounsden Road
LONDON
N21 1LU

Application Ref: **2009/0090/P**
Please ask for: **Laura Swinton**
Telephone: 020 7974 **5117**

16 February 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:
35 Swain's Lane
London
N6 6QL

Proposal:
Erection of a first floor rear extension including two Juliet balconies to the existing single dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; 2648/4/1; 2648/4/2; 2648/4/3.

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 rear extension and two Juliet balconies by reason of its size, siting and detailed design would create an unacceptably obtrusive form of development, disrupting the uniform appearance of the pair of semi-detached properties and wider area detrimental to the character and appearance of the host property, set of semi-detached properties and the Holly Lodge Estate 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, design guidance within the Camden Planning Guidance 2006 and the Holly Lodge Conservation Area Statement.

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