

Frank Fox
30 Edis Street
London
NW1 8LE

Application Ref: **2007/5006/P**
Please ask for: **Sharon O Connell**
Telephone: 020 7974 **5101**

20 February 2008

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:
**30 Edis Street
London
NW1 8LE**

Proposal:

Erection of mansard roof with 2 dormers each on the front and rear roof slope, single-storey rear extension at basement level with roof terrace over accessed from new french doors at rear ground floor level all in connection with the conversion of the basement flat and upper maisonette to a single-family dwellinghouse (Class C3).

Drawing Nos: Drawing No. 07/001A; /002A; /003; and /004.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension is unacceptable in principle, by reason of its height, bulk, mass and design would be detrimental to the character and appearance of the building and the Primrose Hill Conservation Area contrary to policies S7 (Built Environment), B1 (General Design Principles), B3 (Alterations and



extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, Camden Planning Guidance 2006 and Primrose Hill Conservation Area Statement.

Informative(s):

- 1 You are advised that the proposed change of use from two units to one single-family dwellinghouse, the erection of the basement level extension and the creation of a roof terrace at ground floor level are considered to acceptable in policy terms.

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