

Zombory-Moldovan Moore Architects
25B Underwood Street
LONDON
N1 7LG

Application Ref: **2007/3596/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

05 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:
8 Downside Crescent
London
NW3 2AP

Proposal:

Excavation of a basement with single storey rear extension above, erection of a two storey side extension with hipped roof form, erection of enlarged replacement rear dormers and erection of infill roof extension on front roofslope to single family dwellinghouse (C3).

Drawing Nos: DWC/PL/02; 03; 04; 05; 06; 07; 08; 09; 10; 11 Rev B; 12 Rev B; 13 Rev A; 14 Rev A; 15 Rev A; 16 Rev B; 17 Rev B; 18 Rev A; 19 Rev B; 20 Rev B.

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 extension, by reason of its detailed design, bulk, siting and footprint, would form an incongruous and over-dominant addition and would be detrimental to the appearance of the host building and the character and appearance of the Parkhill Conservation Area. It 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 and design advice in the Camden Planning Guidance 2006 and Parkhill Conservation Area Statement.

- 2 The proposed front infill roof extension, by reason of its bulk, form and location, would form an incongruous and bulky addition to the roofscape and would be detrimental to the appearance of the host building and the character and appearance of the Parkhill Conservation Area. It 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 and design advice in the Camden Planning Guidance 2006 and Parkhill Conservation Area Statement.

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