

Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2014/1366/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat Second & Third Floor
26 Steeles Road
London
NW3 4RE**

Proposal:

Demolition of existing dormer roof extension and the erection of an enlarged dormer extension and the replacement of existing rooflight with a new dormer window all associated with works to the front elevation.

Drawing Nos: 02(01D) P, 04b(01D), 05aa(01D), 05bb(01D), 07(01D).

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

Reason(s) for Refusal

- 1 The proposed roof dormers, by reason of their scale, siting and detailed design would harm the appearance of the host building, wider terrace and the character and appearance of the Eton Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of



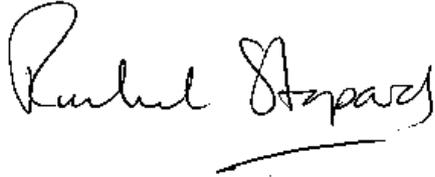
Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment