

Westall Walker Associates
PO Box 21
Hastings
East Sussex
TN34 3WD

Application Ref: **2013/4689/P**
Please ask for: **Neil Quinn**
Telephone: 020 7974 **1908**

27 March 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Refused

Address:
68 Woodsome Road
London
NW5 1RZ

Proposal:

Erection of first floor rear extension to closet wing and installation of metal balustrade and door at rear second floor in connection with use of flat roof as a roof terrace. Replacement of existing ground floor extension and existing patio door with 3 panel sliding door at rear ground floor level to existing dwellinghouse. (Class C3).

Drawing Nos: Site location plan; 480-03-A; 480-04-A; 480-05-E; 480-06-H; 480-07-G; 480-08-E; 480-09-G; 480-11-G; 480-12-C; 480-13-E; 480-14-C; 480-15-C; 480-16-C; 480-17-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 first floor rear extension, bay window and metal railings, by virtue of their depth, bulk, location and detailed design, would disrupt the balance and harmony of the terrace, failing to preserve the appearance of the host building and the character and appearance of the Dartmouth Park Conservation Area., contrary



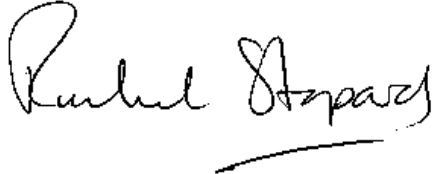
to policies DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of the development of the occupiers and neighbours) of the Local Development Framework Development Policies; and policy CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy Development Plan Document 2010.

- 2 The proposed roof terrace, by reason of its size, location and proximity to residential dwellings, would increase opportunities for overlooking of, and noise disturbance to neighbouring properties, particularly the flats to the immediate north-east, resulting in a detrimental impact upon the amenities of its occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Core Strategy and 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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