

Mr Anthony Miller
The Lighthouse
York Rise
London
NW5 1ST

Application Ref: **2014/0247/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

27 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
The Lighthouse
York Rise
London
NW5 1ST

Proposal:

Erection of rear extension at second floor level and erection of mansard roof extension to create new third floor level.

Drawing Nos: (LHN 017-) 1; 2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12

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

Reason(s) for Refusal

- 1 The proposed second and third floor rear extension, by reason of its location, form and design would be harmful to the character and appearance of existing building and the wider Dartmouth Park 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.



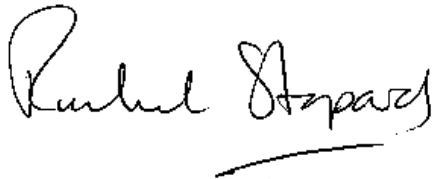
- 2 The proposed second and third floor rear extension, due to its location and scale would result in a harmful loss of outlook and result in an increased sense of enclosure to the neighbouring properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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