**Regeneration and Planning
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London Borough of Camden
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Mr Venja Janicijevic
7 Modbury Gardens
London
NW5 3QE

Application Ref: **2014/1994/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
**7 Modbury Gardens
London
NW5 3QE**

Proposal:
Erection of a single storey rear extension following the increased in the height of the rear parapet wall for the provision of an additional bedroom for a 3 bedroom self-contained flat (Class C3)
Drawing Nos: 001, 004, 010, 011, 012, 013, 014, E002, E003, 104, 101, 102, 103, 110, 111, 112, 113, 114, 115.

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

Reason(s) for Refusal

1   The rear second floor extension, by reason of its height, bulk, and mass, would result in an over dominant addition which would be out of proportion with the existing building and general height of existing rear extensions elsewhere along the adjoining terrace and would therefore be detrimental to the character and appearance of the building and terrace as a whole. This is considered contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policy DP24 (Securing high quality design) of the

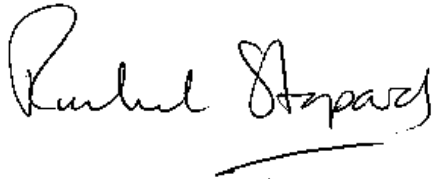Director of Culture & Environment
Rachel Stopard

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

Rachel Stopard
Director of Culture & Environment