

DB PLANNERS
2 The Oaks Juniper Road
Cove
Farnborough
Hampshire GU14 9XU

Application Ref: **2013/3876/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

12 September 2013

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

Full Planning Permission Refused

Address:
29 Chalton Street
London
NW1 1JD

Proposal:

Erection of a part one part three storey rear extension to enlarge existing first, second and third floor flats with associated balcony and roof terraces with railing and fence enclosures.
Drawing Nos: site plan; lifetime homes statement; 29CHA- 01, 2, 3 (rev1), 4, 5, 6, 7 (rev 1), 8, 9, 10

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

Reason(s) for Refusal

- 1 The proposed part one part three storey rear extension, by reason of its excessive scale, height and bulk in this location, would be detrimental to the character and appearance of host building, the group of buildings it forms a part of, and the wider area generally, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Core Strategy and



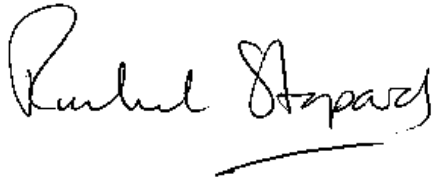
Development Policies.

- 2 The proposed roof terraces, by reason of their size and location without the erection of appropriately designed and located privacy screens, would result in overlooking to adjoining properties to the detriment of their residential amenities, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) 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

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

Rachel Stopard
Director of Culture & Environment

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