

Gregory Munson RIBA
34 Raglan Street
London
NW5 3DA

Application Ref: **2014/2228/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974

9 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
96 Queens Crescent
London
NW5 4DY

Proposal:

Erection of roof extension with 4 dormer windows and 4 roof lights to create additional residential accommodation to top floor flat (Class C3)
Drawing Nos: 1, 2 rev.A, 3, 4 rev.A, 5 rev.A, Design & Access Statement.

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 extension, by reason of its design, height, location and visual prominence within a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the host building, the overall terrace and the general streetscene, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

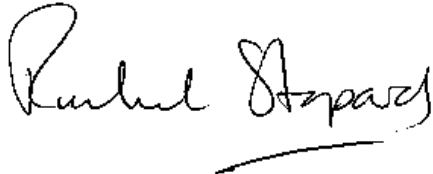


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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