

Alison Gwynne Architect
11 Ormanton Road
London
SE26 6RB

Application Ref: **2014/0462/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

4 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
47 Swain's Lane
London
N6 6QL

Proposal:
Erection of single storey side extension, side dormer window and replacement of rear and side windows to residential dwelling.

Drawing Nos: (1312-) 001 A; 002; 003 A; 004 A; 006 A; 010 A; 011; 012 A; 013; 020; 023; 202 B; 203 H; 204 E; 205 D; 206 A; 210 A; 211 A; 212 A; 213 A; 220 A; 222 A; 223 A

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

Reason for Refusal

- 1 The proposed side dormer, by virtue of its prominent location, scale and proportions, would appear as an incongruous and unsympathetic addition to the roof of the host property, resulting in unacceptable harm to its appearance and disrupt the symmetry of the semi-detached pair of which it is a part. The proposal therefore fails to preserve and enhance the character and appearance of the Holly Lodge Estate conservation area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development



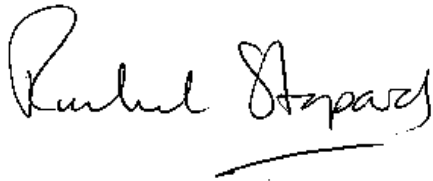
Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 drawn underneath the signature.

Rachel Stopard
Director of Culture & Environment