

Jonathon Lawlor Architects
55 Oak Village
Gospel Oak
London
NW5 4QL

Application Ref: **2014/4761/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

26 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat A
7 Holmes Road
London
NW5 3AA**

Proposal:

Erection of a single storey rear extension at ground floor level, including installation of rooflight to existing lean-to extension.

Drawing Nos: Site location plan; 7HR/01A; -02A; -04; -05; -06; -07; & -08.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its context and location would result in an unacceptable form of development that would fail to preserve the original design and proportions of the building, the historic pattern and established townscape of this part of Holmes Road, 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 London Borough of Camden 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment