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WEMBLEY
Middlesex
HA9 8JT

Application Ref: **2014/3945/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

2 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 Lymington Road
London
NW6 1HX

Proposal: Erection of upper mansard slope front and rear dormer roof extensions to provide 2 additional bedrooms to Flat 14.

Drawing Nos: Location Plan, ST_14_1LR_001, and 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 front and rear dormer roof extensions, by reason of their size, scale, location, form and detailed design would result in an incongruous addition that would be harmful to the character and appearance of the existing building, the street-scene and wider conservation area contrary to policies CS5, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.



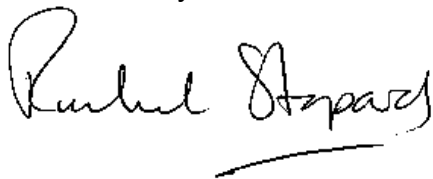
- 2 The proposal, by reason of inadequate room sizes and floor to ceiling height, would provide an unacceptable standard of accommodation for future occupiers contrary to policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden 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