

51% Studios
1a Cobham Mews
London
NW1 9SB

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2014/4836/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

15 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat D
28 Priory Road
London
NW6 4SJ**

Proposal:

Use of rear third floor roof as a terrace and erection of a side dormer to flat.

Drawing Nos: Site location plan, P1104-C, P1105-C, P1106-C, P1200-C, P1201-C, P1300-C, P1301-C, P0104-B, P0105-B, P0106-B, P0200-B, P0201-B, P0300-B, P0301-B

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 terrace, by reason of its location and detailed design, would add visual clutter to the roofscape, resulting in harm to the appearance of the host building and the character and appearance of the conservation area, contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

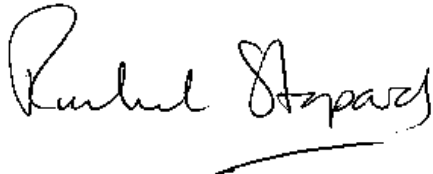


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 underneath.

Rachel Stopard
Director of Culture & Environment