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Application Ref: **2014/6097/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

28 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
1 Glenilla Road
London
NW3 4AJ

Proposal:

The erection of an additional dormer roof extension to the rear elevation.

Drawing Nos: A000, A011, A021, E001, E002, E003 (proposed plans), E003 (existing plans), E011, E021.

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 dormer, by reason of the scale and bulk along the roof ridge and its positioning in relationship with the existing roof form would be an incongruous addition that would harm the appearance of the host building, disrupt its symmetry with the adjoining terrace properties and would unacceptably alter the private and public views from the public domain and the neighbouring gardens. The proposal therefore fails to preserve and enhance the character and appearance of the Belsize Park Conservation Area, and the proposed extension would set an unwelcomed precedent. This is contrary to policies CS5 (Managing the impact of growth and development) and 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment