

Zapper Limited
1st Floor
9 Hampstead West
224 Iverson Road
London
NW6 2HLApplication Ref: **2013/7833/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

23 April 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
280 Kilburn High Road
London
NW6 2BY

Proposal:

Conversion of existing flats above ground floor level, comprised of 3 x 1 bed and 1 x 2 bed units, into 1 x 1 bed and 2 x 2 bed units, erection of second floor rear infill extension, erection of third floor rear roof terrace, erection of fourth floor roof extension, alterations to front and rear elevations, and alterations to roof of ground floor rear extension including new plant enclosure.

Drawing Nos: NW6_280KHR_EX01, NW6_280KHR_EX02, NW6_280KHR_EX03,
NW6_280KHR_EX04, NW6_280KHR_EX05, NW6_280KHR_PP01A,
NW6_280KHR_PP02A, NW6_280KHR_PP03A, NW6_280KHR_PP04A,
NW6_280KHR_PP05A, NW6_280KHR_PP06A, KEES-280KHR-1 Rev C, Design &
Access Statement, Lifetime Homes Statement, and Noise Impact Assessment.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

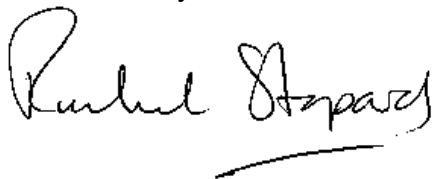


- 1 The proposed second and third floor rear extensions, by virtue of their height, bulk, mass and detailed design, would appear as overly dominant and incongruous additions detracting from the character and appearance of the host building and surrounding area. The proposal is therefore contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development 2010.
- 2 The proposed roof extension, by reason of its location, scale, and detailed design would interrupt a line of unbroken roofscapes in this terrace of properties to the detriment of the wider 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 Policy DP24 (Securing high quality design) 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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