

Allan Rosenberg Architects  
14 Belsize Avenue  
London  
NW3 4AUApplication Ref: **2014/6453/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

19 January 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Refused**Address:  
**21 Rosecroft Avenue**  
**London**  
**NW3 7QA**Proposal:  
Erection of 2 storey rear extension at first and second floor and 2x obscure glazed windows to the existing side elevation.  
Drawing Nos: J168/D-0,1,2,3,4,5,6,7(rear),7(side),8,11,13,54,55,56,57,58,61,63The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

## Reason(s) for Refusal

- 1 The proposed extension, by reason of its height, form, bulk and location would fail to be subordinate to the host building, would detract from the symmetry and uniformity of the semi-detached pair to the detriment of their appearance, and would harm the character and appearance of the Redington and Frogna 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment