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Application Ref: **2015/0766/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

2 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B
177 Prince of Wales Road
London
NW5 3QB

Proposal: Erection of mansard roof extension with dormer windows to front & rear.

Drawing Nos: Site Location Plan; Sheet 1 of 4RevA00, Sheet 2 of 4RevA00, Sheet 3 of 4RevA00, Sheet 4 of 4RevA00 (all dated 31/03/2015).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its height, bulk, design and location, would impair the unaltered run of valleys roofs within the street of which it forms part and would be detrimental to the appearance of the building, terrace and wider street scape, resulting in substantial harm to the non-designated heritage asset, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment