

WvH Planning Ltd  
Elm Cottage High Park Avenue East  
Horsley Surrey KT24 5DD United  
Kingdom

Application Ref: **2015/0246/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

10 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**93 Hillway**  
**London**  
**N6 6AB**

Proposal: Amendment to application reference 2013/7128/P (dated 04/11/2014) for erection of single storey rear extension and associated excavation works to replace swimming pool internally - to increase length of extension by 2m.

Drawing Nos: 1301/PL.00; PL.01; PL.04

The 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 size, design and positioning is not considered to be a subordinate addition to the host property and would have a negative visual impact on the rear elevation of the host building and the wider Holly Lodge 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment