

Coupdeville
Unit 1A
Woodstock Studios
36 Woodstock Grove
London
W12 8LE

Application Ref: **2014/7785/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

22 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
145 Malden Road
London
NW5 4HT

Proposal: Erection of mansard roof extension and two storey rear extension at first and second floor levels.

Drawing Nos: 1028 PL-01; 1028 PL-02; 1028 PL-03; 1028 PL-04; 1028 PL-05; 1028 PL-06; 1028 PL-07; 1028 PL-08; 1028 EX-01; 1028 EX-02; 1028 EX-03; 1028 EX-04; 1028 EX-05; 1028 EX-06; 1028 EX-07; 1028 EX-08; 1028 S-01; Daylight/Sunlight report prepared by Jessop Associates dated 9 October 2014.

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 virtue of its height, bulk, mass and detailed design and location within a terrace within a largely unaltered roofline would be harmful to the character and appearance of the building, the terrace which it belongs and the streetscene and would be 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 Policies.

- 2 The proposed rear extension at first and second floor level, by reason of its detailed design, height and scale would be detrimental to the character and appearance of the host building and surrounding area. As such the rear extension is 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 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



Ed Watson
Director of Culture & Environment