

M Skehill Architect Ltd.
39 The Brackens
Enfield
EN1 2JY m

Application Ref: **2015/1993/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

4 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
17 Fairhazel Gardens
London
NW6 3QL

Proposal:
Alteration to rear dormer roof extension.
Drawing Nos: P-01; P-02; P-03; P-05 "Existing elevations and Section A"; P-05 "Proposed Plans"; P-06.

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

Reasons for Refusal:

- 1 The rear dormer roof extension by reason of its location, size and design, is a discordant, bulky and intrusive feature which has a demonstrably harmful impact on the integrity of the roof, and the appearance of the building, the terrace of which it forms part and the Conservation Area. As such, the works are contrary to policies CS5 (Promoting high Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy; and DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) and the London Borough of Camden Local Development Framework Development Policies.



Informative:

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice against the unauthorised rear roof extension.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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