

Oliver Perceval Architects
Unit 50/2,
56 Wood Lane,
London,
W12 7SB

Application Ref: **2015/1849/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

10 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 & 9 Princess Road
London
NW1 8JN

Proposal:
Erection of a hip to gable extension and rear dormer and installation of 2x front rooflights at each end-of-terrace property (Nos. 1 & 9).

Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposed extensions would result in the alteration of the roofscape of a terrace which is largely unimpaired and would introduce dormers that would appear disproportionately large and bulky in relation to the profile and dimensions of the existing roofs. The proposals therefore fail to preserve or enhance the character and appearance of the host buildings, the terrace of which they form part and the wider Primrose Hill Conservation Area, 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) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

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