

Mr Milton Miltiadou
mda Ltd
27 Wyatt Road
Highbury
London
N5 2JU

Application Ref: **2015/2264/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

24 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
77A Fitzjohn's Avenue
London
NW3 6NY

Proposal:

Extensions to existing side and rear dormers, including creation of roof terrace on side (south east) elevation with patio doors and surrounding railings at second floor level and creation of four windows at ground floor level (south east) AMENDED DESCRIPTION.

Drawing Nos: 0904-X-04; 0904-X-05; 1001-OS-100; 1001-S100-01; 1001-X-10; 1001-00-105A; 1001-00-110; 1001-X-20/23; 1403-X-104; 1403-00-23.

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

Reason(s) for Refusal

- 1 The proposed alterations at roof level, by reason of their design, width, and bulk, would harm the character and appearance of the host building, street scene, and Fitzjohns Netherhall 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.



- 2 The proposed roof terrace, by reason of location and design, would enable more direct views into the gardens no. 1 Prince Arthur Road and Fitzjohns Avenue therefore having a detrimental impact on the amenity of occupiers of those properties contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Framework Development Policies.

Informative(s):

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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