

TGN Architects Ltd.
21 Coldfall Avenue
London
N10 1HSApplication Ref: **2015/2263/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

9 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
22 Dartmouth Park Avenue
London
NW5 1JN

Proposal:

Installation of new metal fire escape staircase to the south side of the dwelling from ground to second floor and insertion of new external door at second floor level.

Drawing Nos: Site Location Plan at 1:1250; 1504|S|1; 1504|S|2; 1504|S|3; 1504|P|1; 1504|P|2; 1504|P|3

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

Reason(s) for Refusal

- 1 The proposed external staircase, by virtue of its scale, design, form, and siting would result in an incongruous addition, that would be detrimental to the character and appearance of the building and the properties of which it forms part of a group (2-26 even) would detract from the character and appearance of the Dartmouth Park 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 external staircase, by virtue of its size, and design would provide an increased opportunity to overlook the occupiers of No. 20 Dartmouth Park Avenue, to the detriment of their privacy 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.

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