

RICK CARSTENS DESIGNS
12 Betjeman Gardens
Chorleywood
Rickmansworth
NW6 5AL

Application Ref: **2015/2435/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat D 299 West End Lane
London
NW6 1RD

Proposal:
Erection of a single storey roof extension and terrace
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 roof extension would create an incongruous roof top addition to a building that has already been extended at roof level, and by reason of its size, location and detailed design, would be harmful to the character and appearance of the host building, group of buildings it forms a part of, and the West End Green conservation area. The extension is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, 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 single storey roof extension would have an unacceptable impact on the neighbouring amenity in terms of loss of light to the adjacent lightwell windows, 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 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