

MoreSpace
112 Gunnersbury Avenue
London
W5 4HB

Application Ref: **2015/4700/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

13 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
21 College Lane
London
NW5 1BJ

Proposal:
Erection of mansard roof extension.
Drawing Nos: Site location plan; 01; 02; 03; 04; 05; 06; & Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed mansard roof, by virtue of its height, bulk, mass and design, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part fundamentally changing the historic form of the terrace to the detriment of 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 to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, the advice of the Dartmouth Park conservation area appraisal and management strategy 2009, and policies 7.4



and 7.6 of the London Plan 2015.

- 2 The proposed rear dormers by reason of their proximity to neighbouring residential properties would cause unacceptable overlooking and loss of privacy, contrary to policies CS5 of the London Borough of Camden Core Strategy Development Plan Document and Policy DP26 of the London Borough of Camden Local Development Plan 2010.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment