

MSK Design Ltd  
Unit 4a  
Ocean House  
Bentley Way  
Herts  
London  
EN5 5FP

Application Ref: **2015/3619/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

18 December 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 4**  
**11 and 13A Langland Gardens**  
**London**  
**NW3 6QD**

Proposal:

Erection of roof extension including 20 x rooflights and enlarged side dormers, and first and second floor rear roof terrace.

Drawing Nos: /PL-001; /PL-002; /PL-003; /PL-004; /PL-005A; /BD-300; /BD-301; /EL-200; /EL-201B.

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

#### Reason(s) for Refusal

- 1 The proposed brick piers, roof extension including rooflights and enlarged side dormers, by reason of their size and bulk, would undermine the architectural integrity of the host property, harming its appearance and the uniformity of the roofscape and would be detrimental to the character and appearance of the 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.

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