

Richard Keep Architects
48b Grafton Road
London
NW5 3DY

Application Ref: **2015/5280/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

23 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 2
101 Queen's Crescent
London
NW5 4EY

Proposal:

Erection of a mansard roof extension with roof terrace above; a rear terrace and alterations to the rear elevation entailing replacement of first floor window with french doors and a balcony.

Drawing Nos: LP01 rev P, Design and Access Statement rev A, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1104 rev P1, 1201 rev P1, 1202 rev P1, 1203 rev P1 and 1204 rev P1.

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

Reason(s) for Refusal

- 1 The proposal to incorporate a roof terrace on top of the mansard would by reason of its visual prominence be an incongruous addition to the roof and would harm the character and appearance of the host building, and the streetscene, contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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