

The Howse Wallis Partnership  
D211 Park Hall Business Centre  
40 Martell Road  
London  
SE21 8EN

Application Ref: **2015/5082/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

30 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**1 Oak Village**  
**London**  
**NW5 4QR**

Proposal: Demolition of existing two story rear flat roof and side extension and erection of new two story rear extension and associated alterations to roof.

Drawing Nos: Site location plan; Block plan; 100 00; 200 03; 210 04; and 220 01.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### **Reasons for Refusal**

- 1 The proposed two story rear extension and associated alterations to the roof, by virtue of their excessive height, bulk, mass, contemporary design and materials, would be detrimental to the character and appearance of the host property and the significance of the non-designate heritage asset of which it forms a part, 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment