

Whiteman Design  
2A Cadogan Road  
Surbiton Surrey  
KT6 4DLApplication Ref: **2015/1829/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

29 June 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Refused**Address:  
**144 Bayham Street**  
**London**  
**NW1 0BA**

Proposal: Erection of third floor mansard roof extension

Drawing Nos: 001; 002; 010; 011; 020; 021; 022

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 due to its bulk, scale, detailed design and location within a line of unbroken roofscapes would have a detrimental impact on the character and appearance of the existing building and nearby non-designated heritage assets, contrary to policies 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:

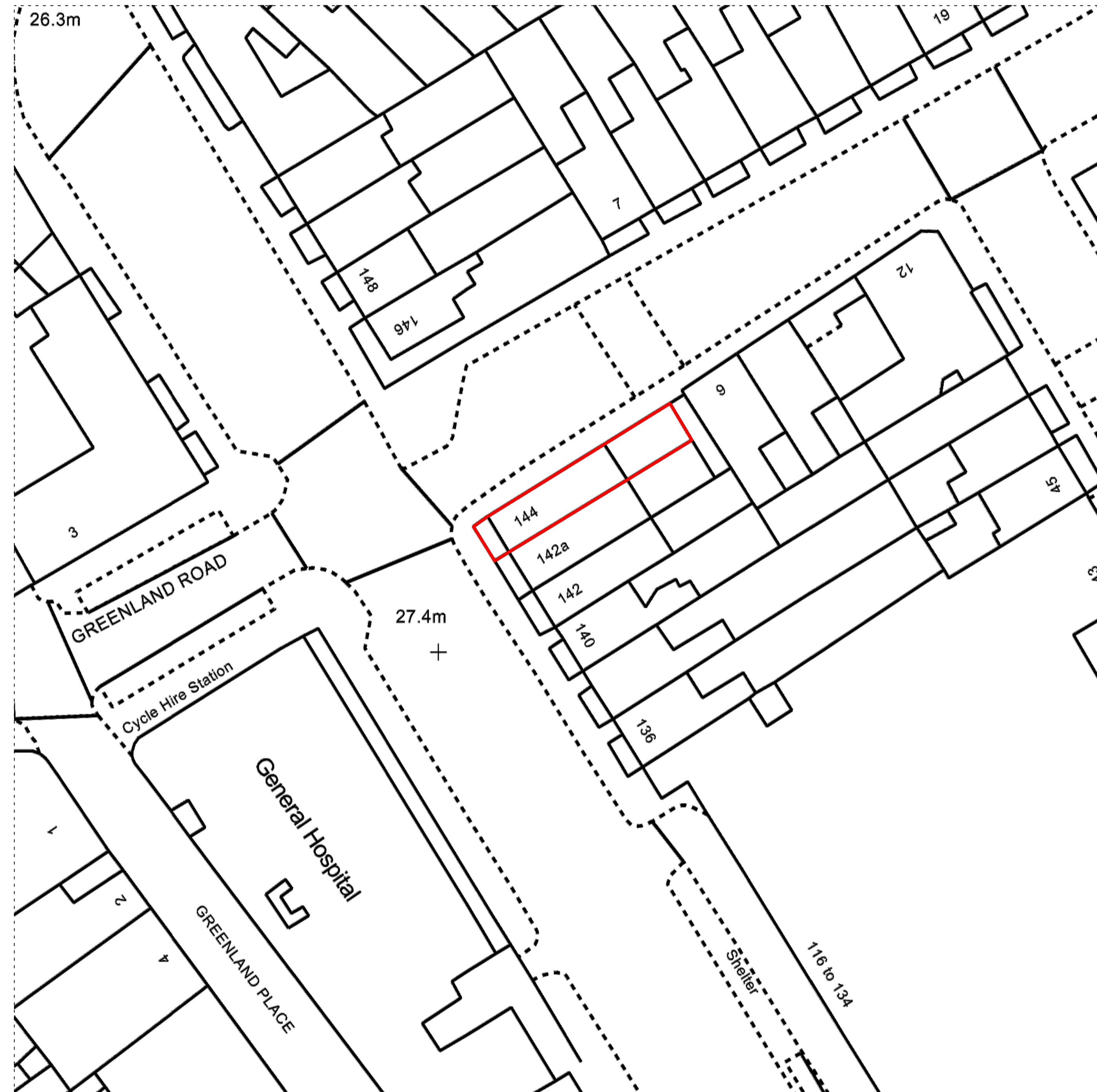
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

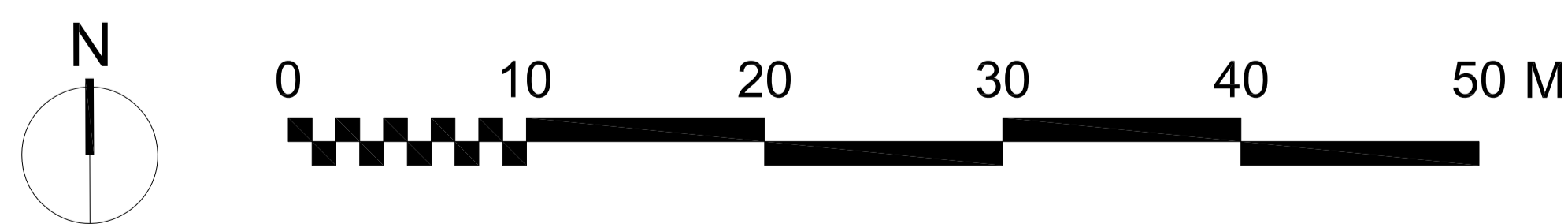
A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment

**Notes**  
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 All levels to be checked on site.  
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**BLOCK PLAN 1:500@A3**



Rev	Date	Description
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**Project**  
 144 Bayham Street, Camden

**Client**  
 Catherine McQueen

**Date** 06/03/15 **Scale** 1:500 at A3

**Drawing Title**  
 Block Plan

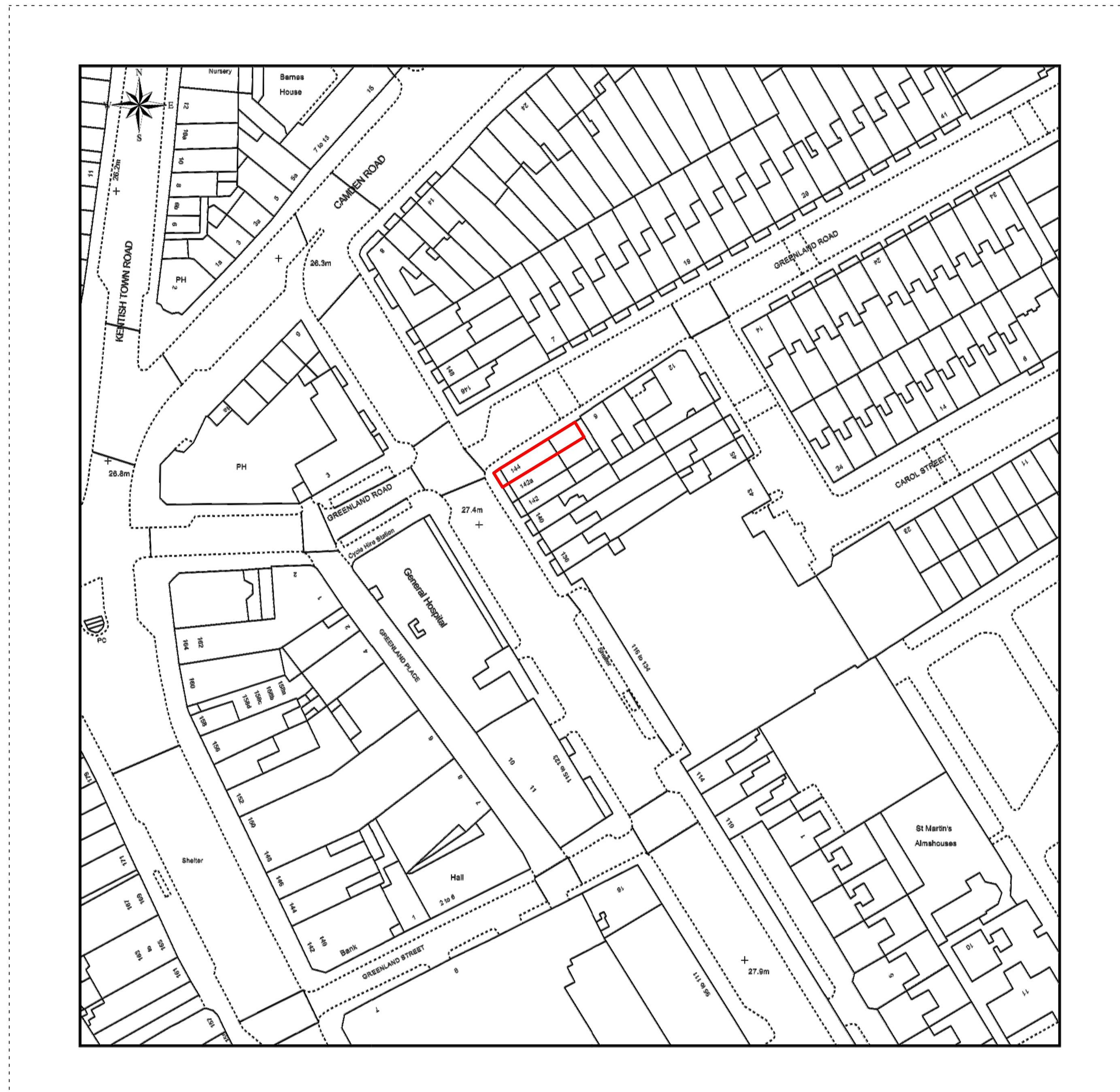
Drawn	Checked	Approved
LW		

**Drawing Status**  
 For Planning

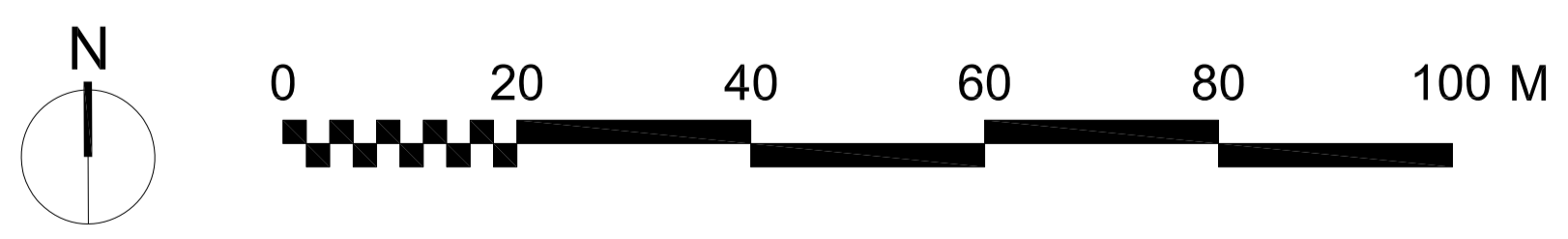
Project	View	Drawing No.	Rev
0044	P	002	

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LOCATION PLAN 1:1250@A3

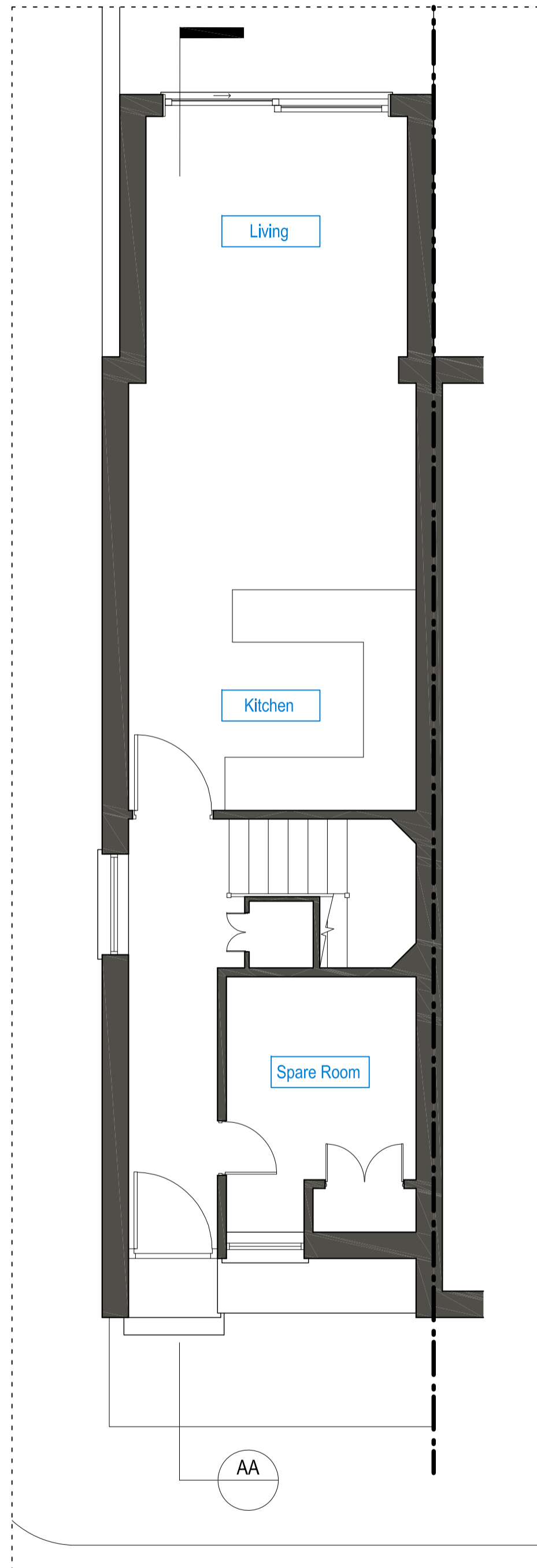


Rev	Date	Description	
<b>Project</b>			
144 Bayham Street, Camden			
<b>Client</b>			
Catherine McQueen			
<b>Date</b>		<b>Scale</b>	
06/03/15		1 : 1250 at A3	
<b>Drawing Title</b>			
Location Plan			
<b>Drawn</b>	<b>Checked</b>	<b>Approved</b>	
LW			
<b>Drawing Status</b>			
For Planning			
<b>Project</b>	<b>View</b>	<b>Drawing No.</b>	<b>Rev</b>
0044	P	001	

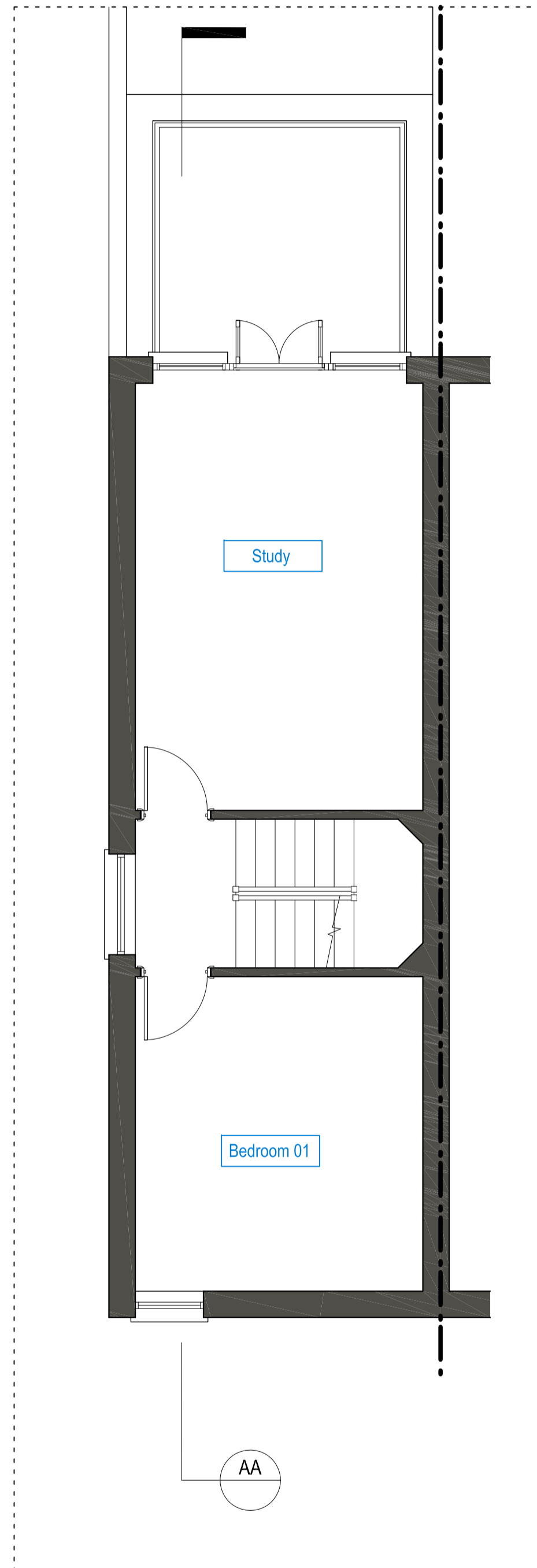
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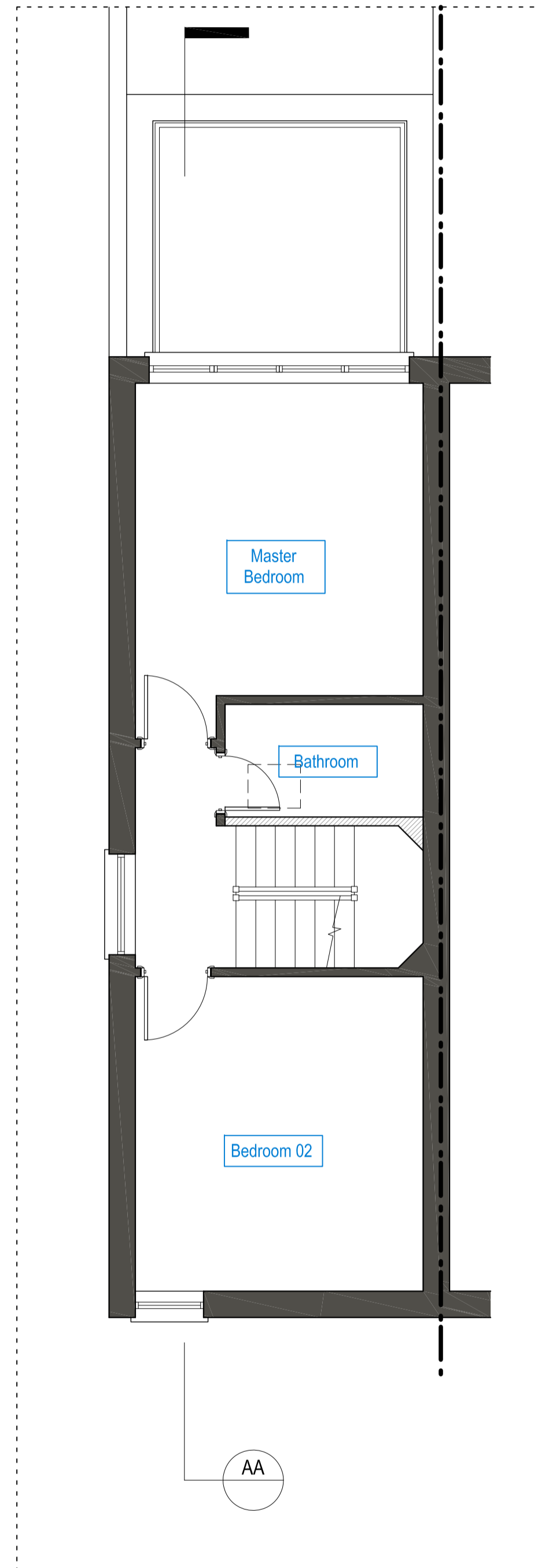
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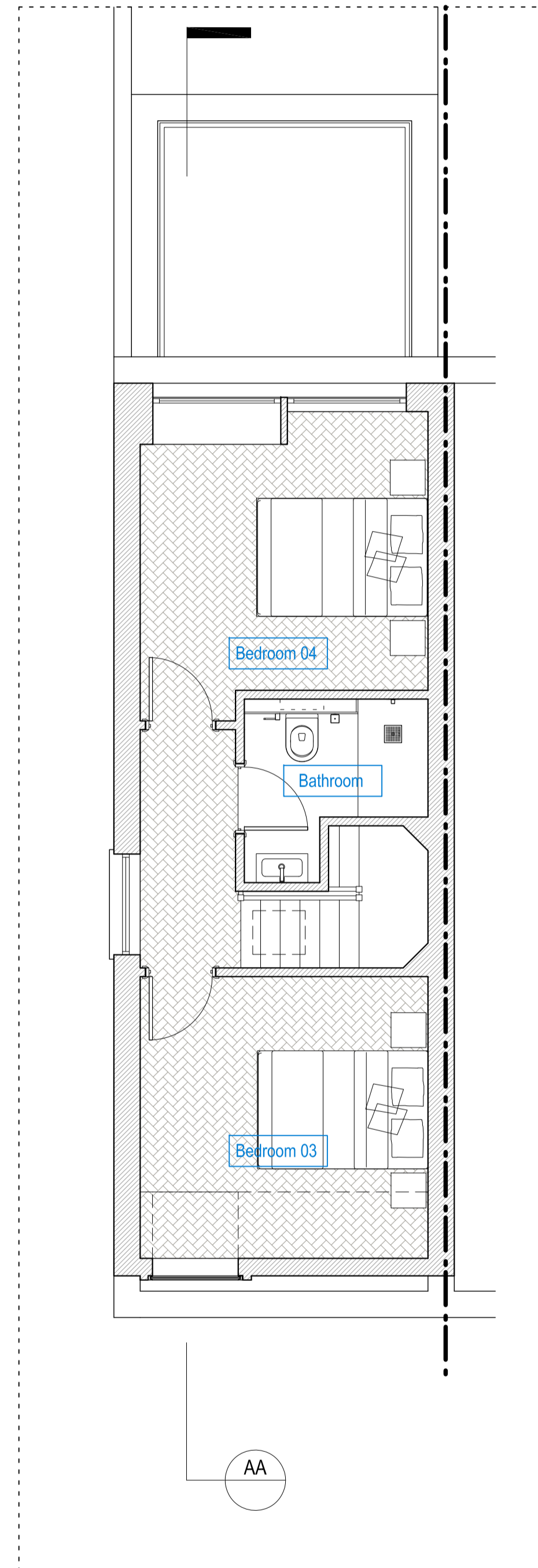
PROPOSED GROUND FLOOR PLAN



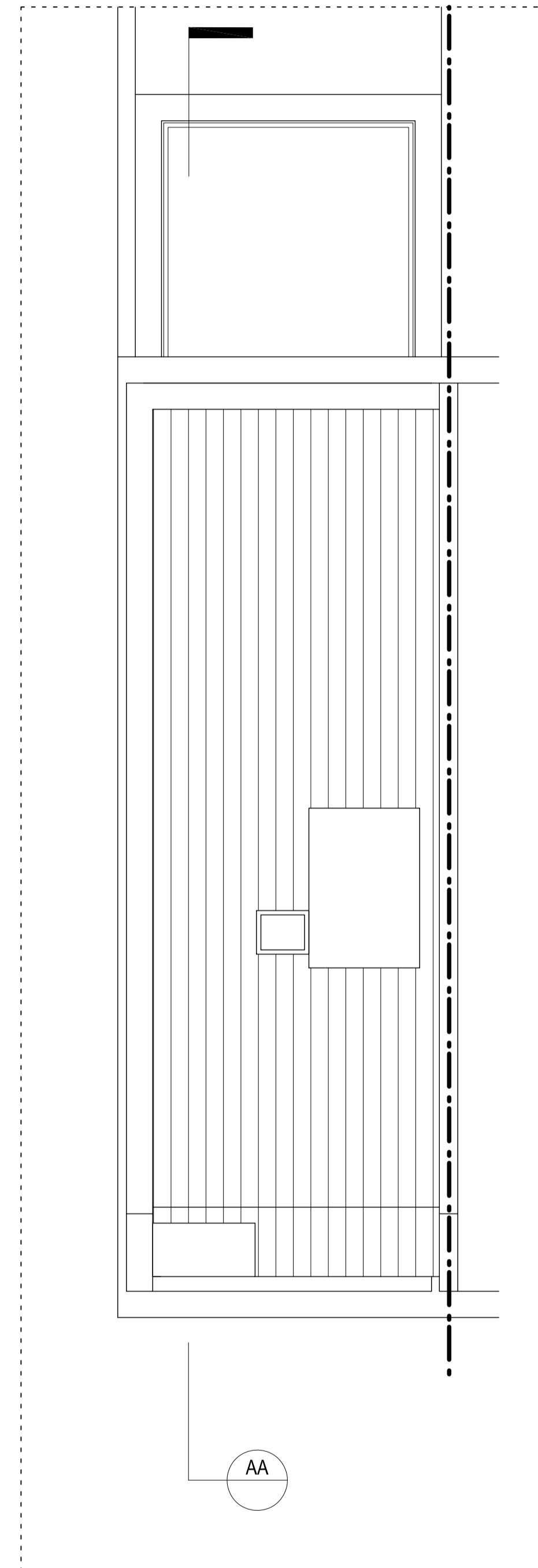
PROPOSED FIRST FLOOR PLAN



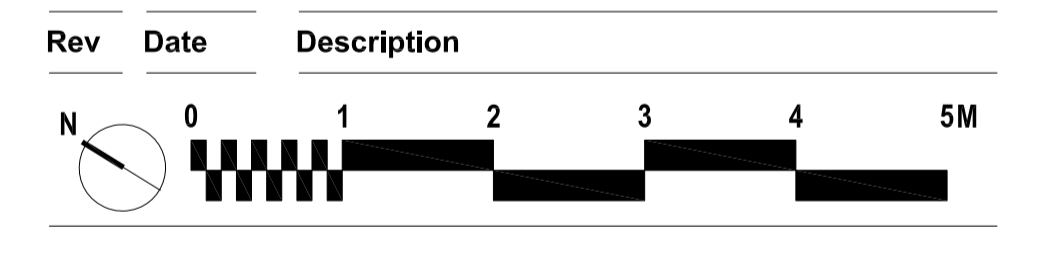
PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF PLAN



**Project**  
 144 Bayham Street, Camden

**Client**  
 Catherine McQueen

**Date**  
 06/03/15

**Scale**  
 1:50 at A1  
 1:100 at A3

**Drawing Title**  
 Proposed Plans

**Drawn** LW      **Checked**      **Approved**

**Drawing Status**  
 For Planning

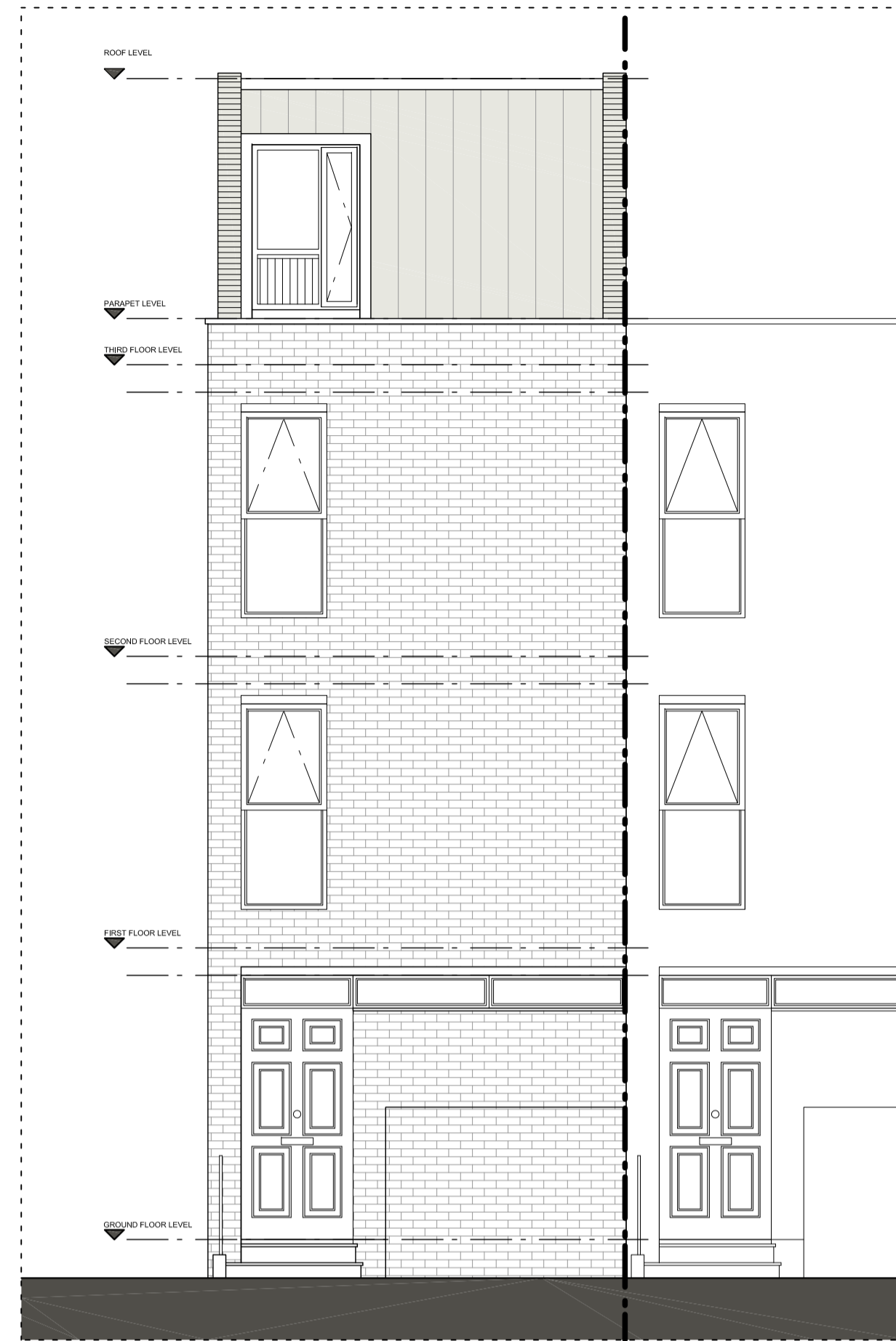
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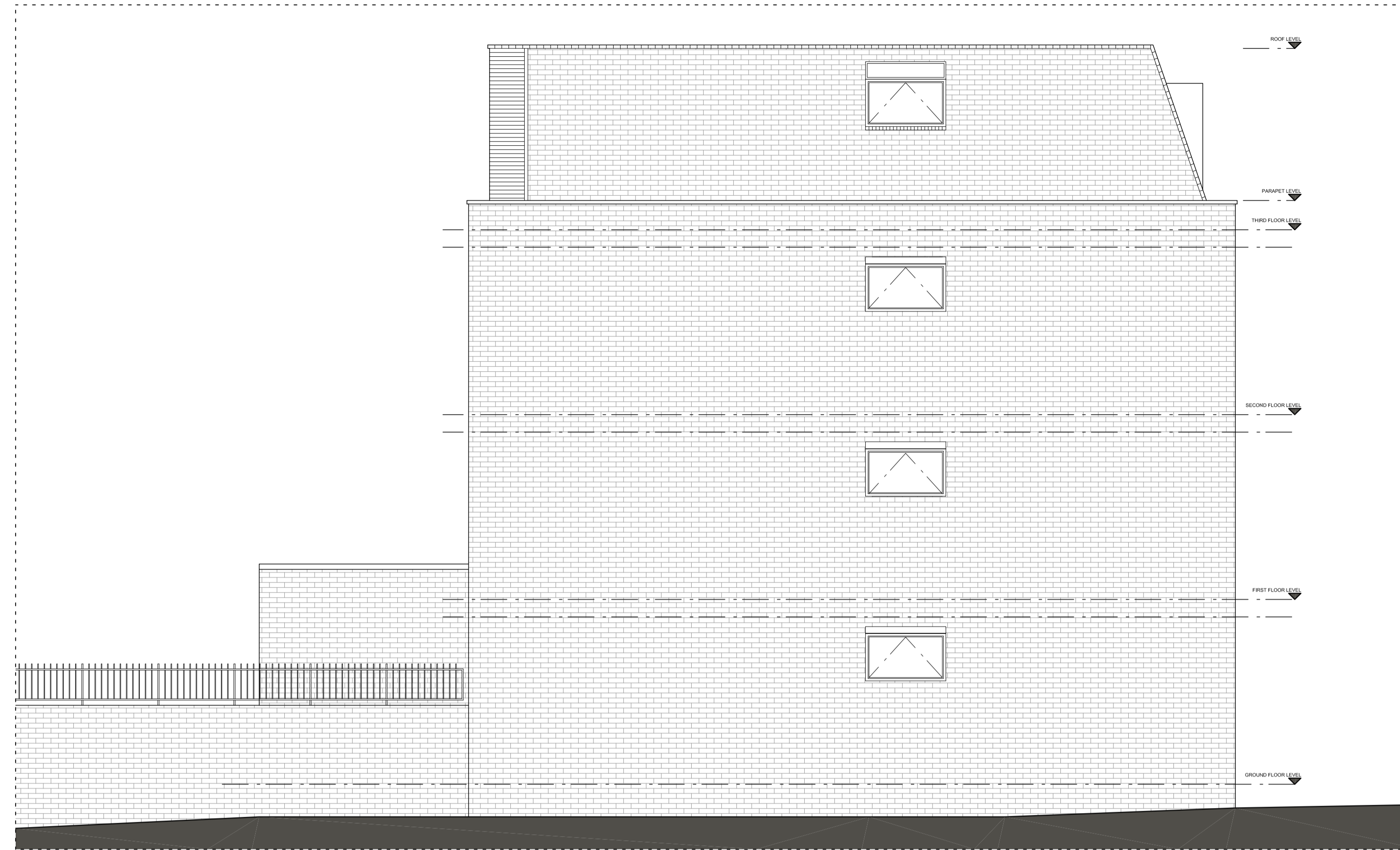
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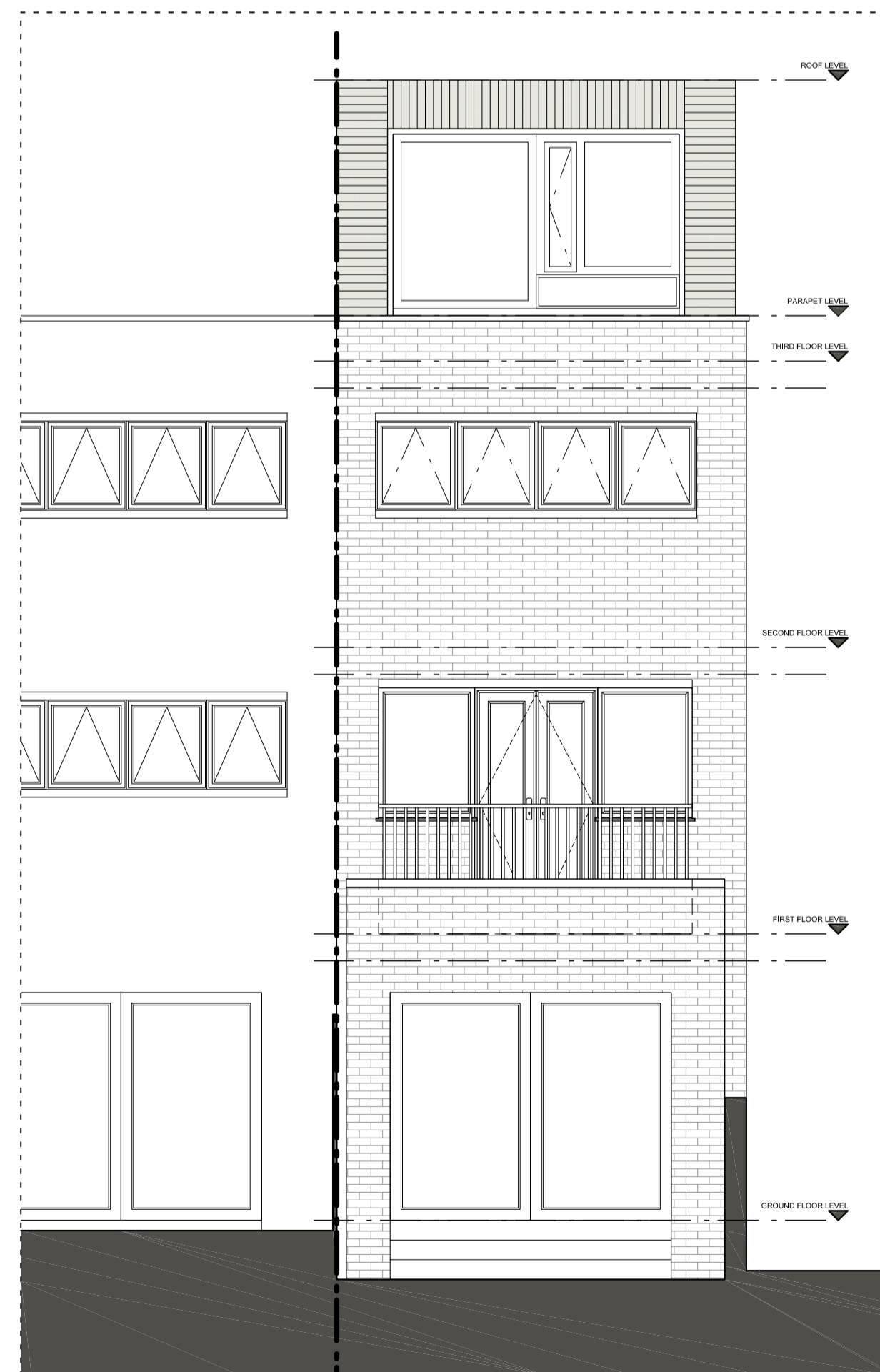
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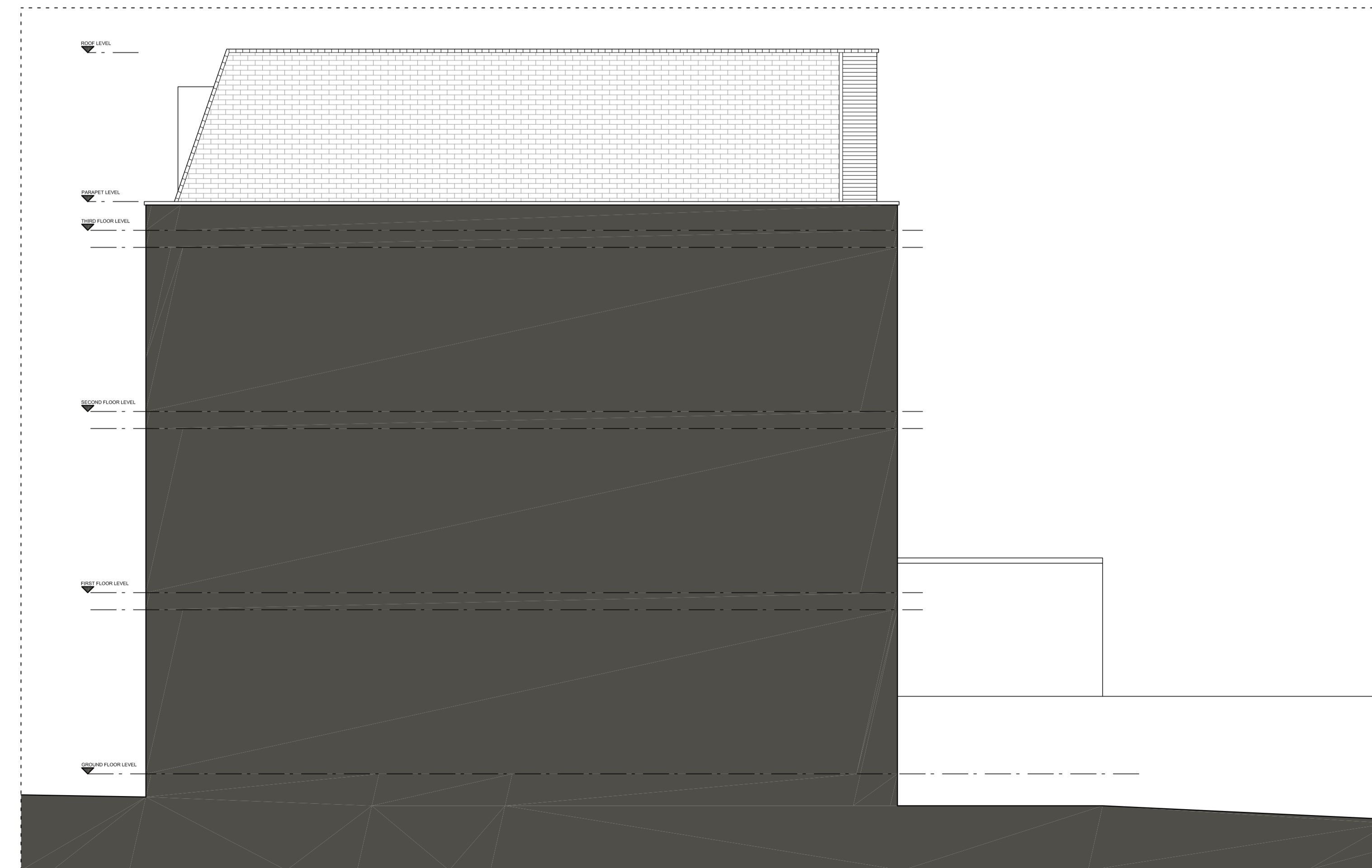
**PROPOSED FRONT ELEVATION**



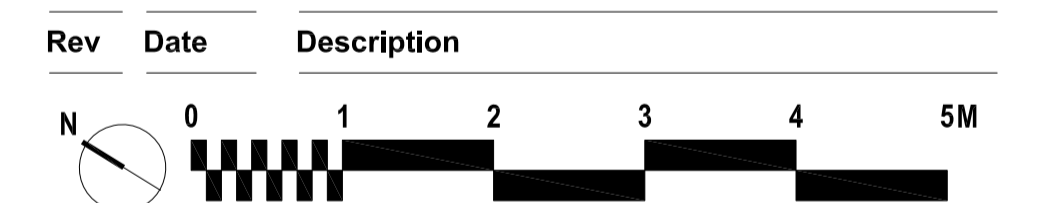
**PROPOSED SIDE ELEVATION**



**PROPOSED REAR ELEVATION**



**PROPOSED FLANK ELEVATION**



**Project**  
 144 Bayham Street, Camden

**Client**  
 Catherine McQueen

**Date** 06/03/15 **Scale**  
 1:50 at A1  
 1:100 at A3

**Drawing Title**  
 Proposed Elevations

**Drawn** LW **Checked** **Approved**

**Drawing Status**  
 For Planning

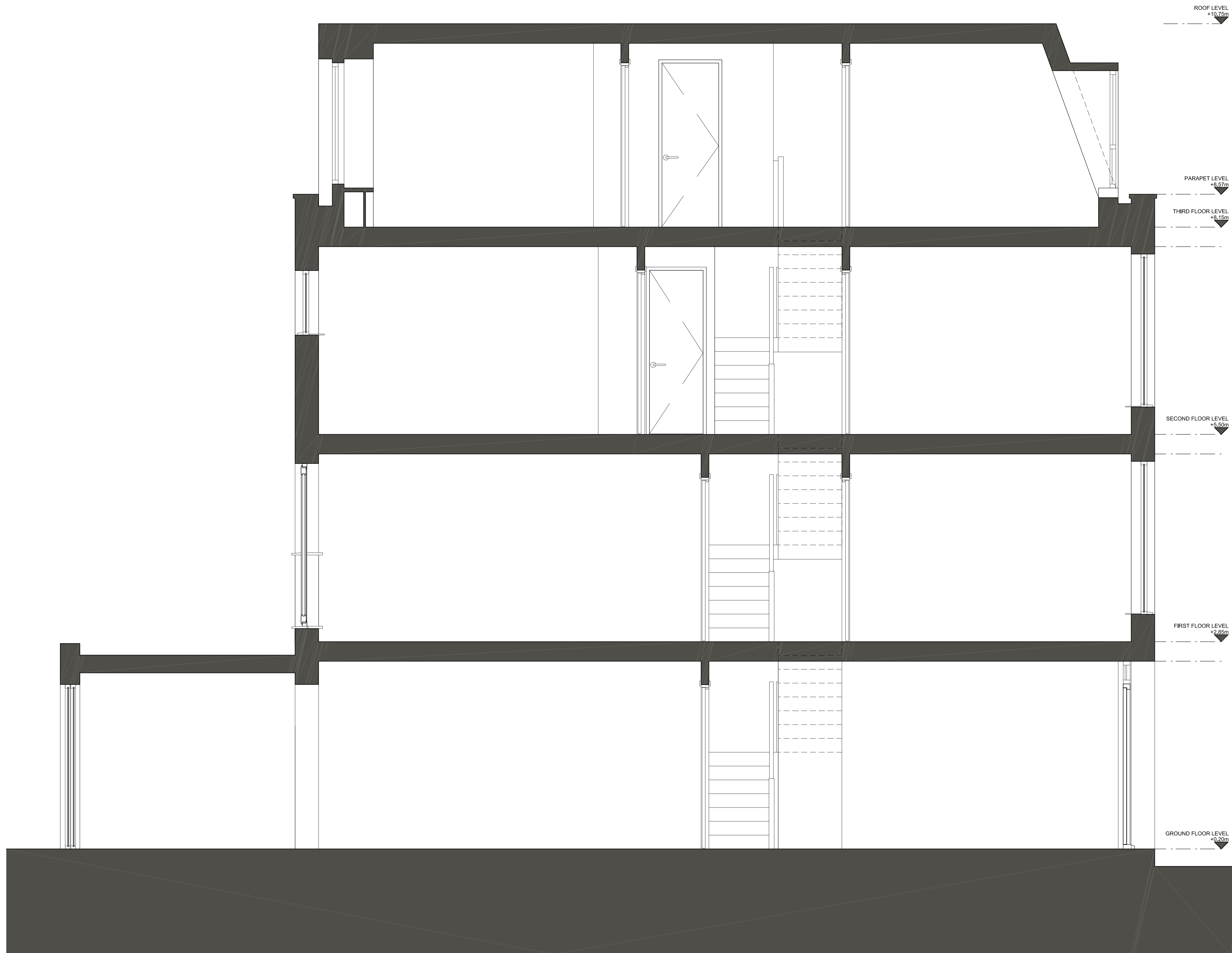
**Project** 0044 **View** E **Drawing No.** 021 **Rev**

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Rev	Date	Description

N

**Project**  
144 Bayham Street, Camden

**Client**  
Catherine McQueen

**Date**  
06/03/15

**Scale**  
1 : 25 at A1  
1 : 50 at A3

**Drawing Title**  
Proposed Section AA

**Drawn**  
LW

**Checked**  
-

**Approved**  
-

**Drawing Status**  
For Planning

Project	View	Drawing No.	Rev
0044	E	022	

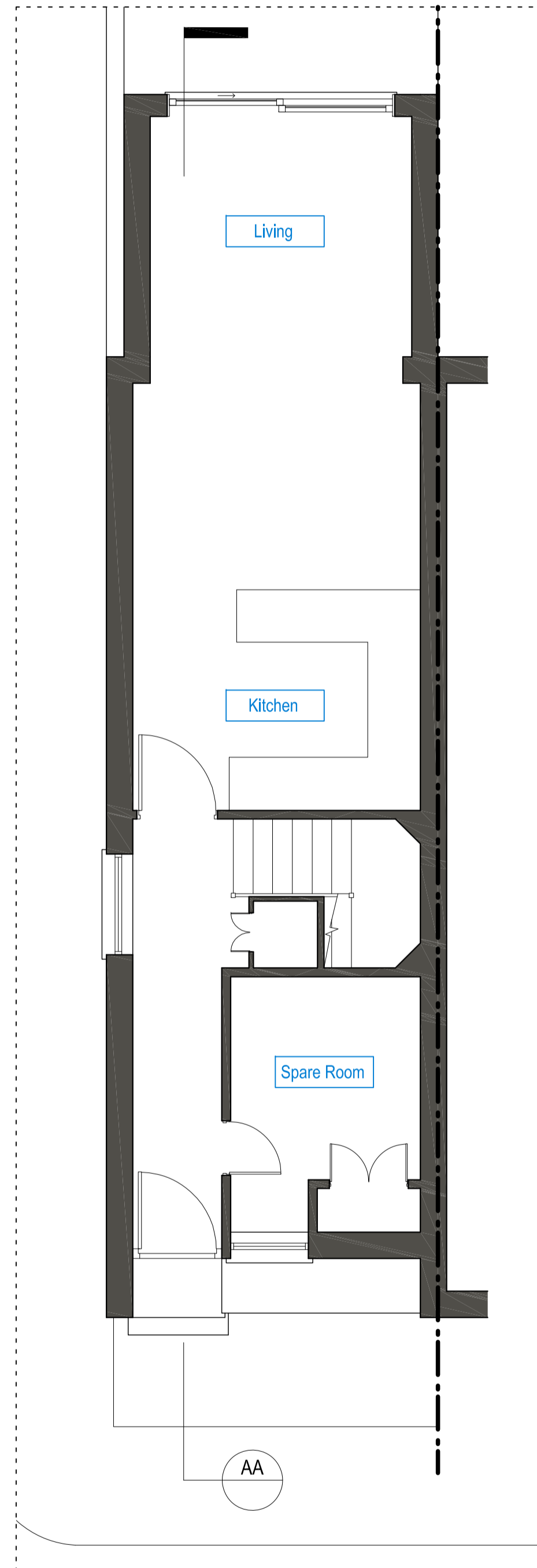
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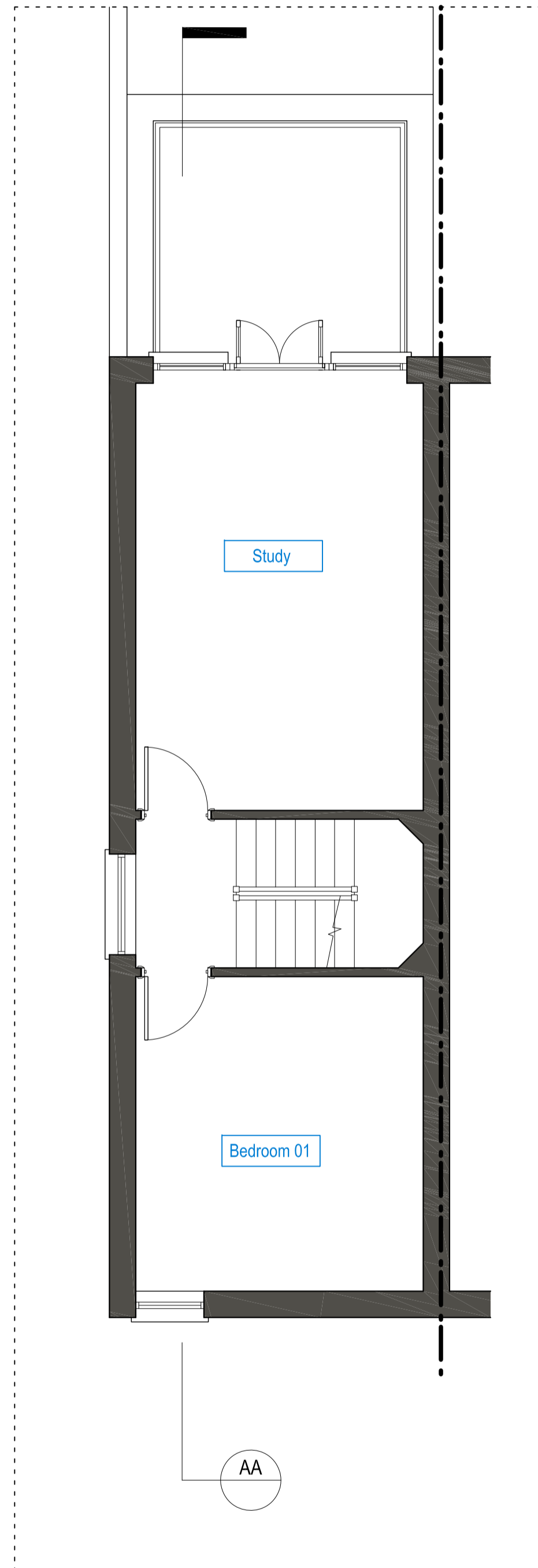
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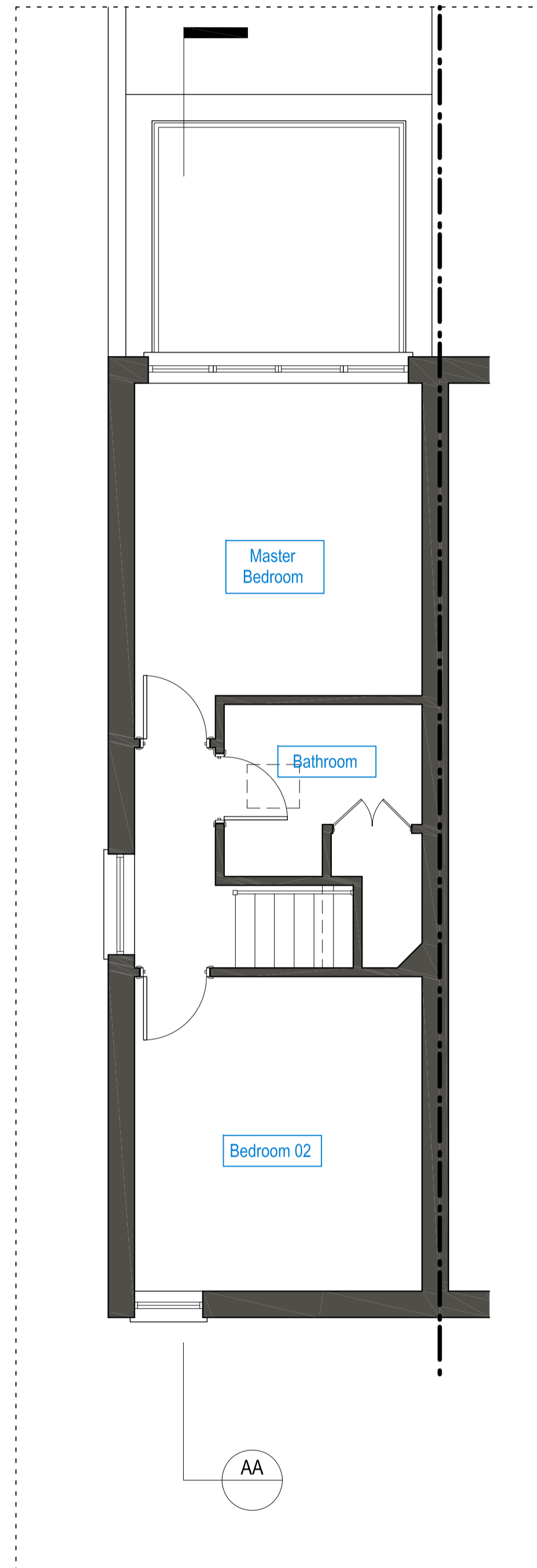
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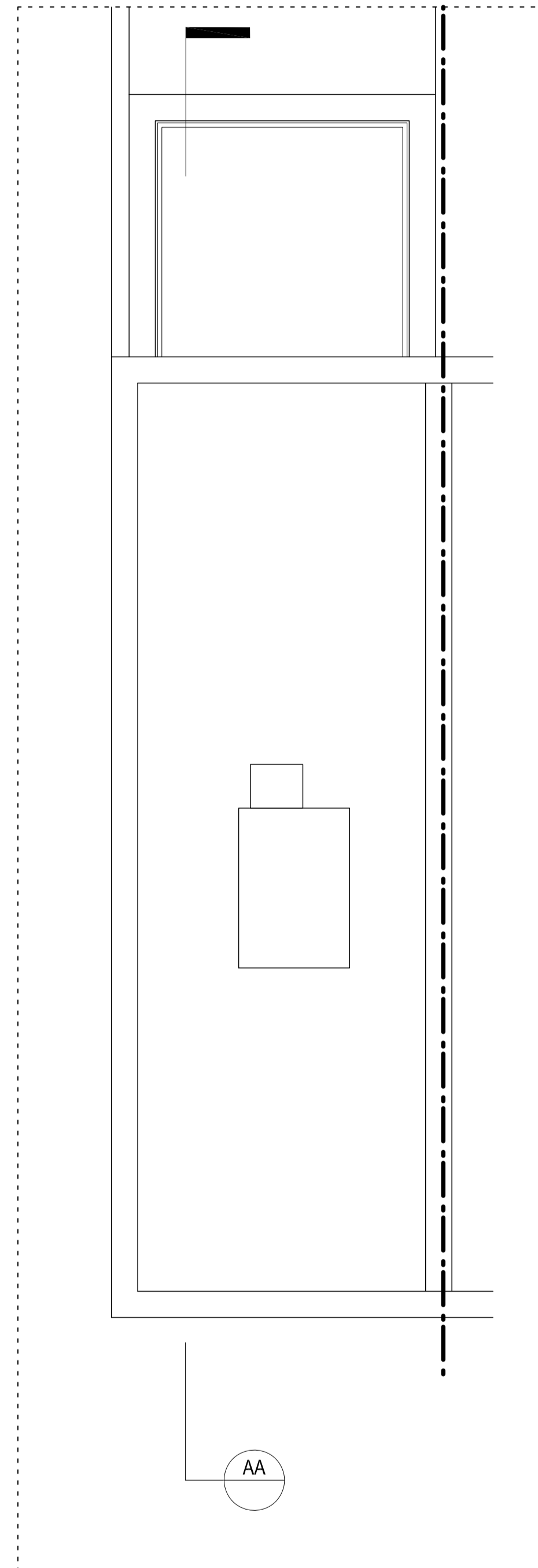
EXISTING GROUND FLOOR PLAN



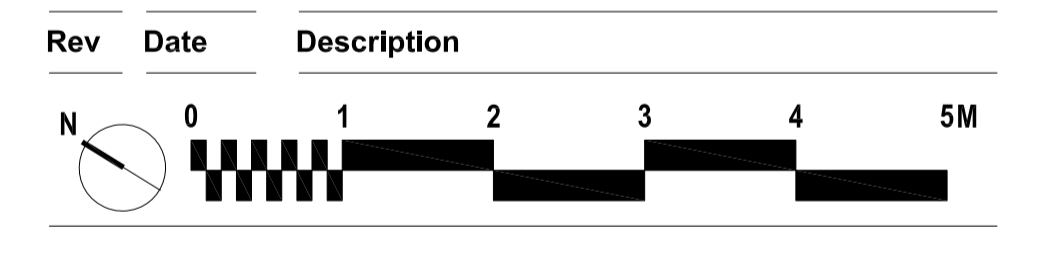
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN



**Project**  
 144 Bayham Street, Camden

**Client**  
 Catherine McQueen

**Date** 06/03/15 **Scale**  
 1:50 at A1  
 1:100 at A3

**Drawing Title**  
 Existing Plans

**Drawn** LW **Checked** **Approved**

**Drawing Status**  
 For Planning

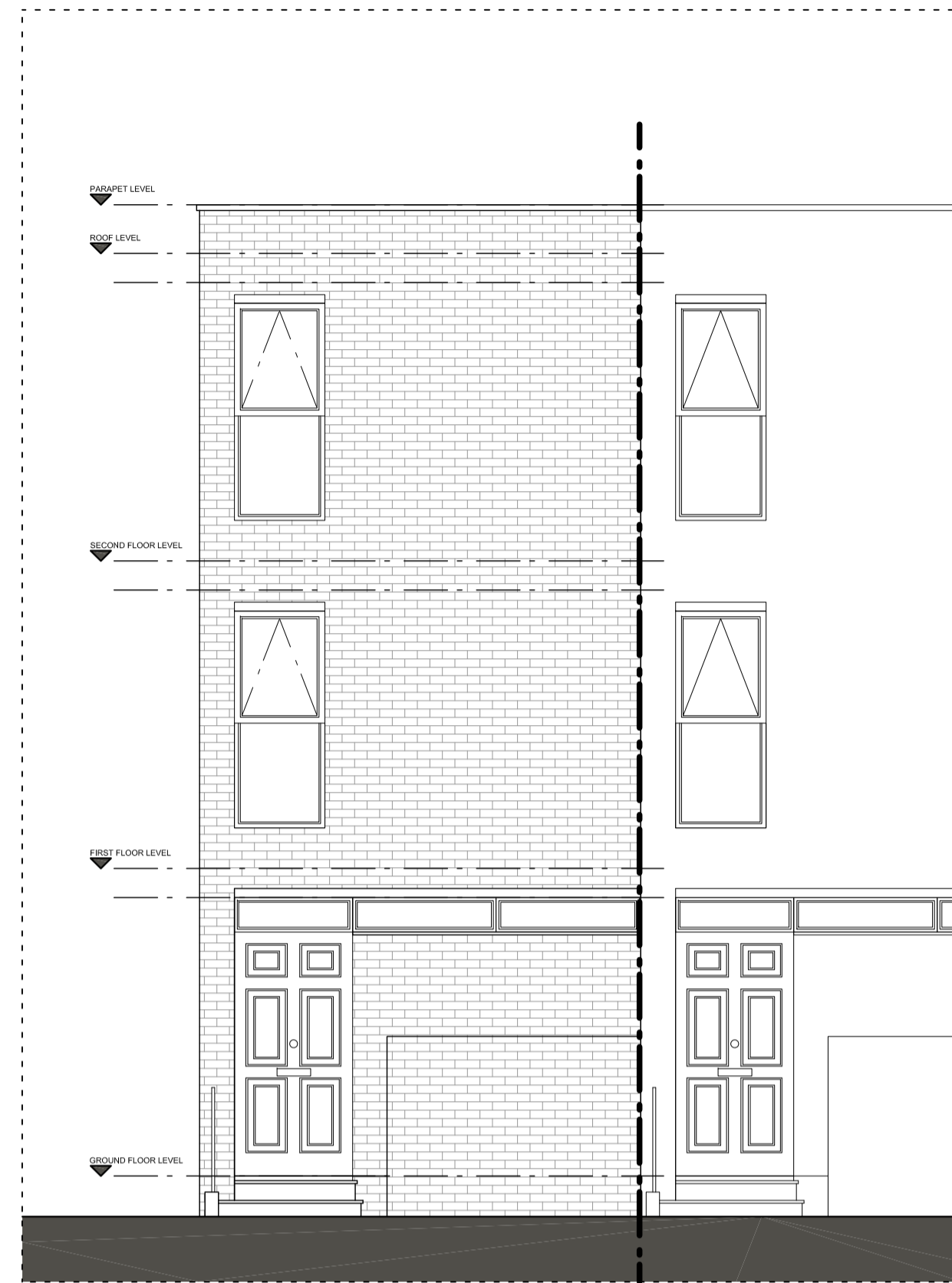
**Project** 0044 **View** P **Drawing No.** 010 **Rev**

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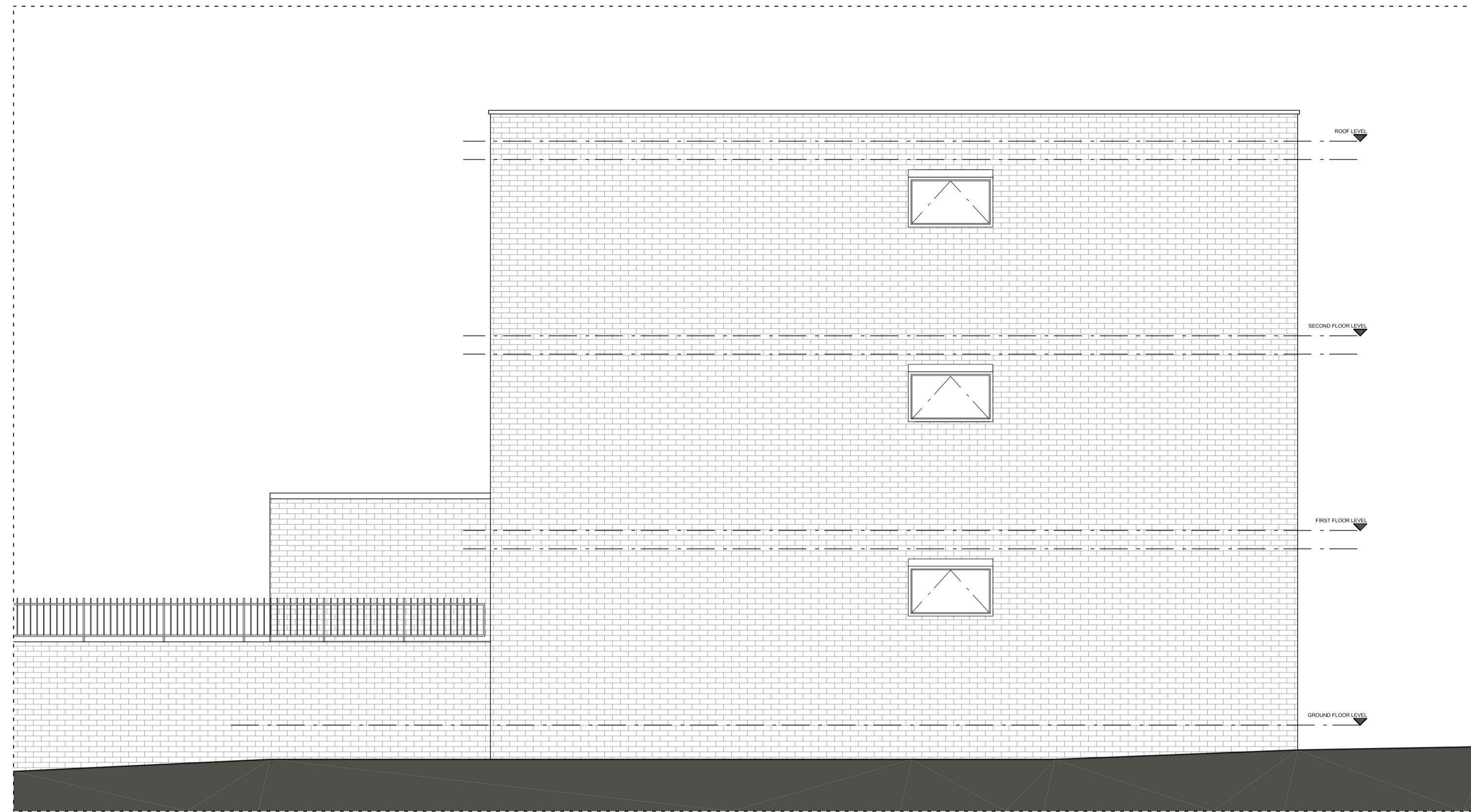
**WhitemanDesign**



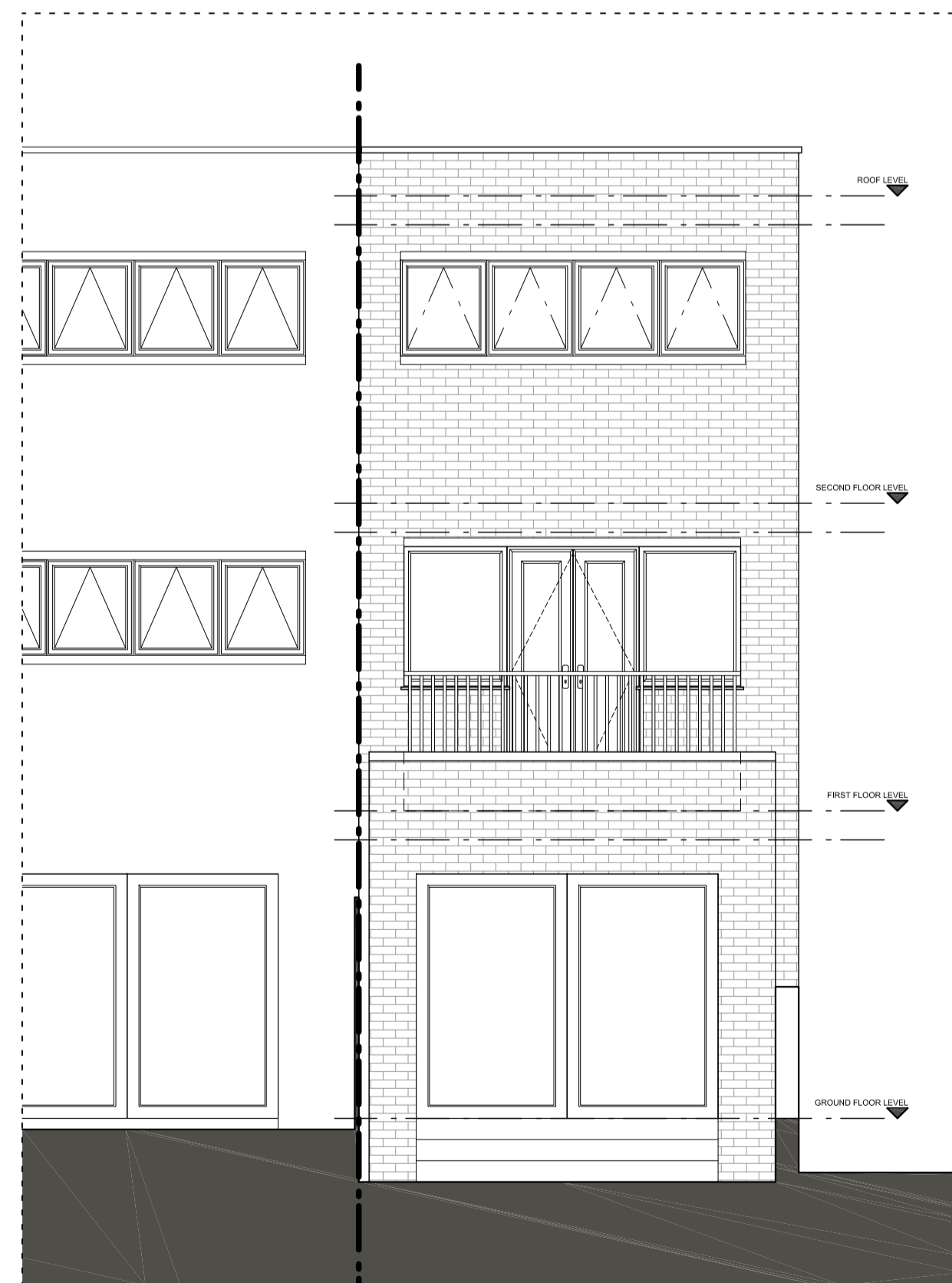
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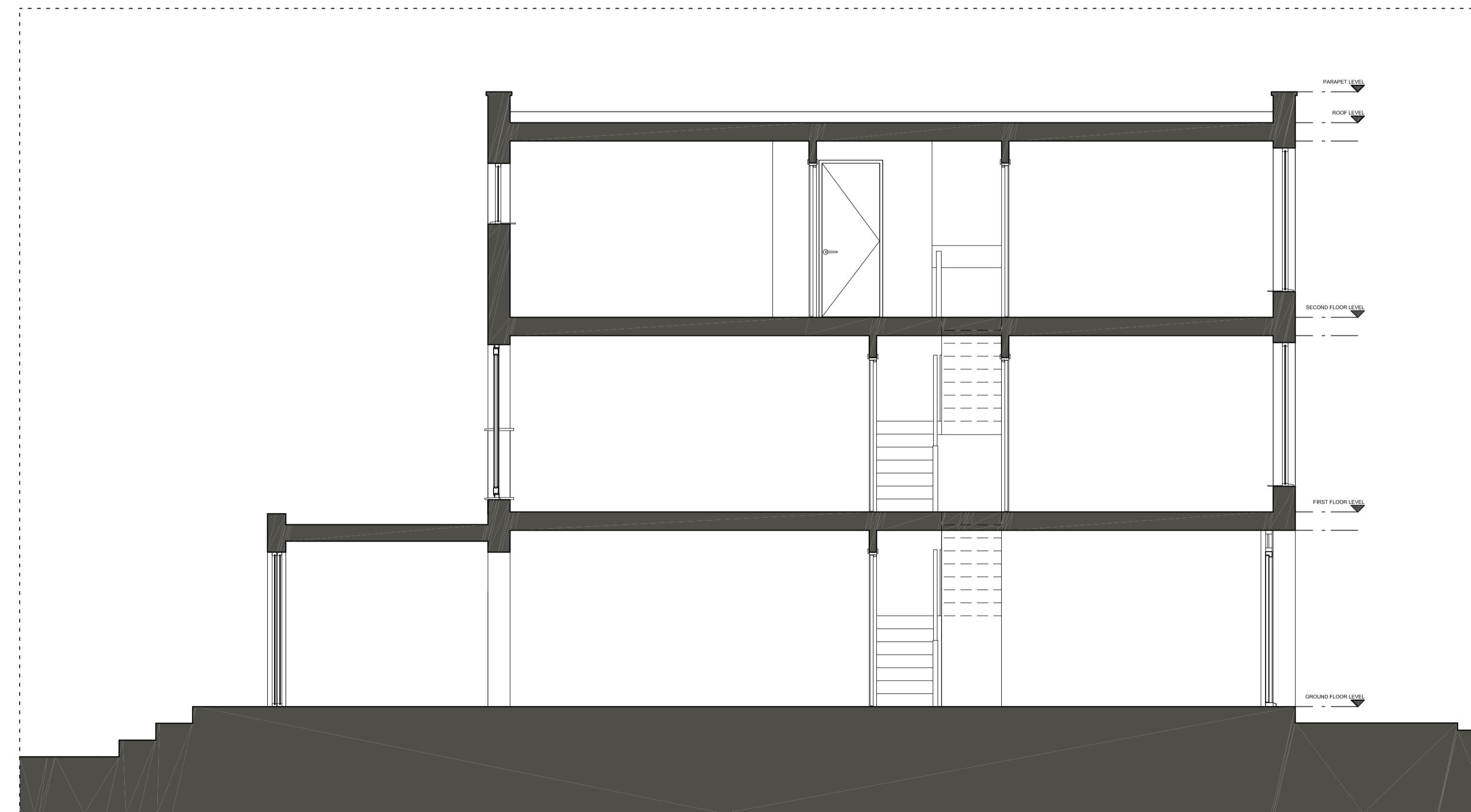
**EXISTING FRONT ELEVATION**



**EXISTING SIDE ELEVATION**



**EXISTING REAR ELEVATION**



**EXISTING SECTION AA**

Rev	Date	Description

**Project**  
 144 Bayham Street, Camden

**Client**  
 Catherine McQueen

**Date**  
 06/03/15

**Scale**  
 1:50 at A1  
 1:100 at A3

**Drawing Title**  
 Existing Elevations + Section AA

**Drawn** LW      **Checked**      **Approved**

**Drawing Status**  
 For Planning

Project	View	Drawing No.	Rev
0044	E	011	

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