

deDraft Ltd
Studio 5
The Hothouse
London
E8 3QWApplication Ref: **2015/6381/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

23 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
86 Constantine Road
London
NW3 2LX

Proposal: Erection of rear dormer window, creation of terrace at 3rd floor level with installation of a metal balustrade and access door and 3 front rooflights.

Drawing Nos: S001, S002, S003, S100, S200, A001 rev C, A100 rev C, A200 rev C; Email from deDraft Ltd dated 16/12/2015.

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

Reason(s) for Refusal

- 1 The proposed rear dormer windows and access door and associated alterations, by reason of size, scale and detailed design, would have a detrimental impact on the character and harm the appearance of the host building and wider terrace, and would fail to preserve and enhance the character and appearance of the Mansfield Conservation Area. This is 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



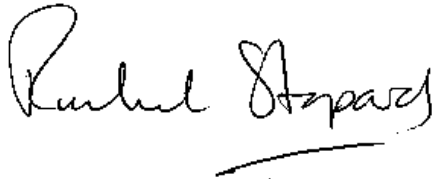
Development Framework Development Policies.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment