

Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2016/0258/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

8 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
21 Boscastle Road
London
NW5 1EE

Proposal:
Variation of condition 3 (approved plans) of planning permission 2015/1434/P dated 06/05/2015 (for a single storey rear extension and associated works), namely to allow the lowering of the first floor rear window and raising the height of the side sky lantern to cover lowered window, removal of end sky lantern, and introduction of parapet wall to roof terrace

Drawing Nos: 21BOS - 100 - P3; 21BOS - 101 - P3; 21BOS - 200 - P3; 21BOS - 300 - P3

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

Reason(s) for Refusal

- 1 The lowering of the first floor rear-facing window and the increase in height of the proposed sky lantern would cause harm to the character and appearance of the host building and the group of buildings and the proposal would fail to preserve and enhance the character and appearance of the Dartmouth Park 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.

- 2 The increase in height of the proposed sky lantern by virtue of its overbearing appearance and as a result of light pollution/spillage, would cause harm to the amenities of No. 23 Boscastle Road contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies.

Informative(s):

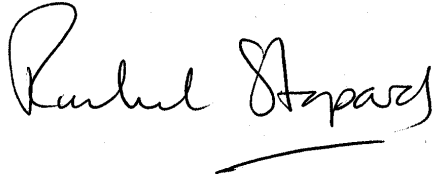
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Director of Culture & Environment