

APS Design Associates Ltd.
1 Cambridge Road (rear)
Nelson Street
Southend-on-Sea
Essex SS1 1ET
United Kingdom

Application Ref: **2016/0285/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

28 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat H 29 Fitzjohn's Avenue
London
NW3 5JY

Proposal:
Erection of a rear roof extension.
Drawing Nos: 01, 02, 03.

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

Reason(s) for Refusal

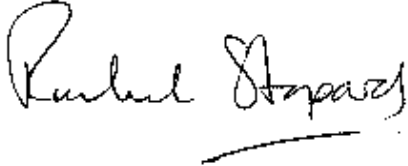
- 1 The proposed roof extension, by virtue of its additional bulk, design, and siting would detract from the roof form and character of the host building and cause harm to the character and appearance of the Fitzjohns and Netherhall Conservation Area, contrary to policies CS14 (Promoting high quality 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.

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
Executive Director Supporting Communities