

Mr Martin Ashton
Ground Floor Flat
26 Healey Street
London
NW1 8SR

Application Ref: **2016/1473/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

8 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Garden Flat
26 Healey Street
London
NW1 8SR

Proposal: Erection of single storey rear extension.

Drawing Nos: Site Location Plan; 201 Rev 01; 101 Rev 00

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its design, scale and location would be detrimental to the character and appearance of the host building, 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 proposed development, by reason of its projection on the rear boundary, would result in harm to the amenity of the occupiers at 24 Healey Street by way of an increased sense of enclosure experienced from within the adjoining property. Thus,



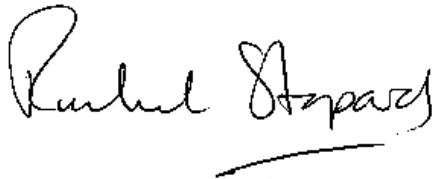
it would be contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development 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
Executive Director Supporting Communities