

Robinson Escott Planning
Robinson Escott Planning Downe
House 303 High Street
Orpington
BR6 0NN

Application Ref: **2016/4754/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
34 Harmond Street
London
NW1 8DJ

Proposal: Erection of a mansard roof extension to existing dwelling (Class C3).

Drawing Nos: 08-167-08; 08-167-14; 08-167-15; 08-167-16 08-167-17; 08-167-19; 08-167-20; 08-167-21; Design and Access Statement.

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 reason of its design, height, bulk and location in a group of buildings with a largely unaltered roofline, would result in harm to the character and appearance of the building, the group of buildings of which it forms a part, and the Harmond Street 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.

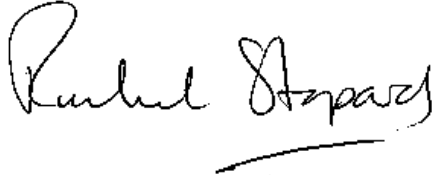


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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
Executive Director Supporting Communities