

Mr & Mrs Simon/Philippa
Gillespie/Found
13 Hadley Street
LONDON
NW1 8SS

Application Ref: **2016/4853/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
13 Hadley Street
London
NW1 8SS

Proposal:
Erection of rear extension at second floor level to dwelling house (Class C3)
Drawing Nos: 1-331601-01 (Rev A); 1-331601-02 (Rev A); 1-331601-03 (Rev A); 1-331601-04 (Rev A)

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 extension, by reason of its bulk and terminating height in relation to the host building would result in harm to the character and appearance of the building and the wider terrace, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.



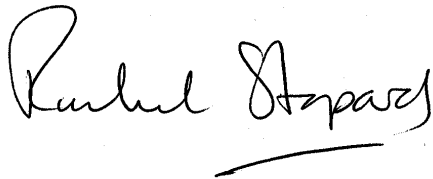
- 2 The proposed rear extension, by reason of its height and location would result in a loss of amenity to neighbouring occupiers by virtue of the impact on sunlight, daylight and sense of enclosure to the adjoining windows at no.11 Hadley Street, contrary to policy CS5 (Managing the impact of growth 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