

MSK Design Ltd
Unit 4a, Ocean House
Bentley Way
EN5 5FP

Application Ref: **2016/3661/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

2 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 4
11 and 13A Langland Gardens
London
NW3 6QD

Proposal:

Erection of infill roof extensions to both dwellings including 10 new rooflights, erection of first floor rear extension to 11 Langland Gardens and installation of glazed balustrades above existing ground floor and proposed first floor rear extensions to create 2 x roof terraces.

Drawing Nos: /EL-200 A, /EL-201 E, /PL-001, /PL-002 A, /PL-003 B, /PL-004 B, /PL-005 B, /BD-300 A, /BD-301 A.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

1 Reason for Refusal

The proposed roof extension by reason of its size, scale, bulk and detailed design would undermine the architectural integrity of the host property, harming its



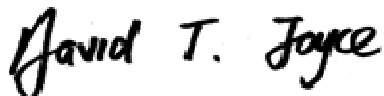
appearance and the uniformity of the neighbouring roofscapes and would be detrimental to the character and appearance of the surrounding conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities