

ELA Design
Beechcroft
Riverside Avenue
Broxbourne
EN10 6RA

Application Ref: **2016/4438/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

7 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
18 Howitt Road
London
NW3 4LL

Proposal:

Erection of full width single storey rear extension, rear dormer to the upper roof slope and installation of x3 rooflights to the front roof slope.

Drawing Nos: OS Extract; ELA/2 Rev A; ELA/1 Rev A; ELA/13 Rev A; ELA/3 Rev A; ELA/6 Rev A; ELA/5 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 dormer by reason of its location, width, bulk and detailed design, would be detrimental to the character and appearance of the host building, and disrupt a largely unaltered roofscape, and would fail to either preserve or enhance the character or appearance of the wider Belsize Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy (2010), policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London



Borough of Camden Local Development Framework Development Policies (2010), Camden Planning Guidance 1 - Design (2015), Belsize Conservation Area Appraisal (2003) and policy 7.6 (Architecture) of the London Plan (2015).

- 2 The proposed rear extension by reason of its projection on the rear boundary would result in harm to the amenity of the occupiers at 20 Howitt Road by way of an increased sense of enclosure and loss of daylight/sunlight as experienced from within the adjoining property. Thus, it would be contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies (2010) and Camden Planning Guidance 5 - Amenity.

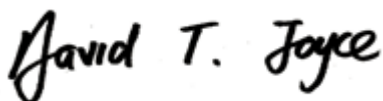
- 3 The proposed rear extension by reason of its design, scale and location would be harmful to the appearance of the character and appearance of the host building, terrace and wider conservation area and fail to respect the property's existing architectural features or maintain the sense of articulation and rhythm found along the rear of the 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 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



David Joyce
Executive Director Supporting Communities