

Design Solutions (London) Ltd
The Studio
7 Station Approach Stoneleigh
Epsom
KT19 0QZ

Application Ref: **2016/2793/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

10 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
21 & 21A College Lane
London
NW5 1BJ

Proposal: Erection of mansard roof extension to include 4 x front dormer windows and 4 x rear dormer windows to create an additional storey for existing 2 dwelling houses (Class C3).

Drawing Nos: The site location plan, 484/P; 02, 03, 04, 05, 06, 08, 09, 10, 11, 12, 13, 14, 15, 16, and Design and Access Statement May 2016.
0484/P/02; 0484/P/03; 0484/P/04; 0484/P/05; 0484/P/06; 0484/P/07; 0484/P/08;
0484/P/09; 0484/P/10 Rev. A; 0484/P/11 Rev. A; 0484/P/12 Rev. A; 0484/P/13 Rev. A;
0484/P/14 Rev. A; 0484/P/15 Rev. A; 0484/P/16 Rev. A; Block Plan No. 21; Block Plan No.
21A; Site Location Plan No. 21; Site Location Plan No. 21A; Design and Access Statement
May 2016.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension by reason of its height, bulk, mass, design and location on a terrace of properties with an unimpaired roofline, would be



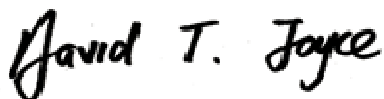
detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part, fundamentally changing the historic form of the terrace to the detriment of the character and appearance of the Dartmouth Park Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design), 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 style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities