

Building Design Consultants
47 Deer Park Way
Waltham Abbey
EN9 3YN

Application Ref: **2016/4318/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

23 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat A
43 Kingsgate Road
LONDON
NW6 4TD**

Proposal:

Erection of single-storey rear/side extension to flat.

Drawing Nos: Block and location Plan: 16025/1, 16025/2, 16025/3E

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

Reason(s) for Refusal

- 1 The proposed wrap-around extension, by reason of its scale, bulk, detailed design and materials would be a visually dominant addition that would have a detrimental impact on the host building, the wider terrace and local area, contrary to CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the London Borough of Camden Development Policies.
- 2 The proposed development would have a detrimental impact on the amenity of the adjoining premises in terms of creating a sense of enclosure and in the absence of information officers consider there would be an impact in terms of loss of light,



contrary to 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 Development Policies.

Informative(s):

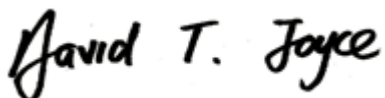
- 1 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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