

Rosenfelder Associates
10-12 Perrin's Court
LONDON
NW3 1QS

Application Ref: **2016/5489/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

10 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
**9 Bolton Road
London
NW8 0RJ**

Proposal:
Erection of a mansard roof with terrace on the north-west elevation; extension of ground and lower ground floors to residential dwelling (Class C3).

Drawing Nos: BR.882.06; BR.882.07; Design and Access Statement; Cover letter dated 07/10/2016

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its design, siting, bulk and height within a group of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, semi-detached pair and the St Johns Wood 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; policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies; Policies D1 (Design), D2 (Heritage) of London Borough of Camden Local Plan Submission Draft 2016.

- 2 The proposed ground floor extension and balcony, by reason of its siting, height, design and bulk would be detrimental to the character and appearance of the host building, semi-detached pair and the St Johns Wood 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; policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies; Policies D1 (Design), D2 (Heritage) of London Borough of Camden Local Plan Submission Draft 2016.

Informative(s):

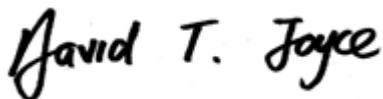
- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination 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



David Joyce
Director of Regeneration and Planning