

Gullaksen Architects  
90 De Beauvoir Road  
London  
N1 4EN

Application Ref: **2017/0668/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

7 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**Heathdene  
Vale of Health  
London  
NW3 1BB**

Proposal:  
Erection of first floor side extension and alterations to roof of existing first floor rear extension.

Drawing Nos: J153 EX 001, J153 EX 002, J153 EX 003, J153 EX 004, J153 PL 101, J153 PL 102, J153 PL 103, J153 PL 104, J153 PL 004, Design and Access Statement dated 30/01/2017.

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

#### Reason for Refusal

- 1 The proposed side extension by virtue of its large size, incongruous design and prominent location would undermine the architectural integrity of the host building and the symmetry between the host and neighbouring property, and when combined with the existing extensions to the property, represent an overdevelopment of the site which fails to preserve the character and appearance of



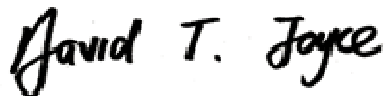
the host building and surrounding conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

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  
Director of Regeneration and Planning