

SUNAN Architecture&Design  
94, COLLEGE ROAD  
BROMLEY  
Kent  
BR1 3PF

Application Ref: **2017/0916/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

12 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**265 Eversholt Street  
London  
NW1 1BA**

Proposal:

Rear roof extension to top floor flat (Class C3)

Drawing Nos: 16122-X-200, 16122-10-200, 16122-X-201, 16122-10-201, 16122-X-300,  
16122-X-100, 16122-10-100

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 virtue of its design, scale and location would cause harm to the character and appearance of the host building, the row of terraces and the Camden Town Conservation Area, contrary to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):



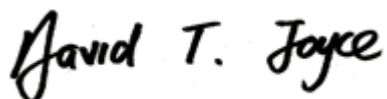
- 1 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination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