

Buildplans
Merryfields Star Corner
Colerne
SN14 8DG

Application Ref: **2017/2238/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

3 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
47 York Way
LONDON
N7 9QF

Proposal:
Erection of single storey rear extension at second floor level
Drawing Nos: 4644/3 (Location Plan); Existing Rear Elevation; Existing Side Elevation;
Proposed Rear Elevation; Proposed Side Elevation; Proposed Second Floor Plan

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

Reason(s) for Refusal

- 1 The proposed second floor rear extension, by reason of its height, bulk and location, would be detrimental to the character and appearance of the building, the terrace as a whole and the Camden Square 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, 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.



- 2 The proposed rear extension would result in the loss of daylight to the neighbouring first floor flat at no. 47 York Way, contrary to policy CS5 (Managing the impact of growth and development) of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

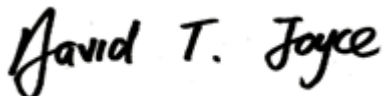
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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