

The Art of Building Ltd  
45 Maplewell Road  
Woodhouse Eaves  
Leicestershire  
LE12 8RG

Application Ref: **2017/2172/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

3 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**36 Mackeson Road**  
**London**  
**NW3 2LT**

Proposal: Installation of dormer roof extension to rear with associated roof terrace at second floor level and 3 x rooflights to front.

Drawing Nos: 17-36.3, 17-36.1, 17-36.2, Design and Access Statement date April 2017

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

#### **Reason(s) for Refusal**

- 1 The proposed rear dormer roof extension and roof terrace by reason of their size, scale, bulk and design would undermine the architectural integrity of the host property, harming its appearance and the uniformity of the neighbouring roofscapes and would be detrimental to the character and appearance of the 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 and Policies D1 and D2 of the Emerging Camden Local Plan.



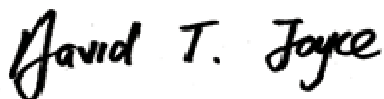
- 2 The proposed rear roof terrace, by reason of its siting and design would provide an increased opportunity to overlook the occupiers of Nos. 34 and 38 Mackeson Road to the detriment of their privacy, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden 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 Emerging Camden Local Plan.

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