

Vorbild Architecture Limited  
31C Canteloves Road  
London  
NW1 9XR

Application Ref: **2017/2619/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

1 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**35 Crediton Hill**  
**London**  
**NW6 1HS**

Proposal: Erection of single storey, full width rear extension with 4x rooflights, following demolition of existing part-width extension; insertion of 2x rooflights to rear main roof slope; insertion of door and Juliet balcony within first floor bay window

Drawing Nos: Site Location Plan at 1:1250; EXISTING GROUND FLOOR PLAN; EXISTING FIRST FLOOR PLAN; EXISTING TOP FLOOR PLAN; EXISTING ROOF PLAN; EXISTING SECTION AA; EXISTING SECTION BB; EXISTING FRONT ELEVATION; EXISTING NORTH ELEVATION; EXISTING SOUTH ELEVATIONS; PROPOSED GROUND FLOOR PLAN; PROPOSED FIRST FLOOR PLAN; PROPOSED TOP FLOOR PLAN; PROPOSED ROOF PLAN; PROPOSED SECTION AA; PROPOSED SECTION BB; PROPOSED FRONT ELEVATION; PROPOSED NORTH ELEVATION; PROPOSED SOUTH ELEVATION; Design & Access Statement (dated 08/05/2017); Planning Statement (undated)

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



Reason(s) for Refusal

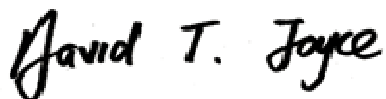
- 1 The proposed rear extension by virtue of its width, depth, detailed design and the associated loss of part of the double height bay window feature, combined with the alterations to the bay window feature, would cause undue harm to the character and appearance of the host building and the proposal would fail to preserve or enhance the character and appearance of the West End Green Conservation Area, contrary to policies A1, D1 and D2 of Camden Local Plan 2017.

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