

YellowDoor
25 Fouberts Place
Carnaby Street
London
W1F7QF

Application Ref: **2017/3652/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

8 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
1 Rose Joan Mews
LONDON
NW6 1DQ

Proposal: Erection of front infill extension at first floor level

Drawing Nos: E001; E201; E002; E101; E102; E200; E203; A203; A102; E100; A200;
A201; A100; A101; Daylight & Sunlight Study dated 12 May 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 front infill extension, by reason of its siting, massing, scale and detailed design, would have a materially detrimental impact on the character and appearance of the host building and its contribution to the wider streetscene contrary to policies D1 and G1 of the Camden Local Plan 2017.
- 2 The introduction of a first floor habitable room with a front window would bring about an unacceptable level of overlooking, and result in a material loss of privacy, to the surrounding residential occupiers (particularly those at 94 Fortune Green Road). Thus, the development is contrary to policies A1 and G1 of the Camden Local Plan



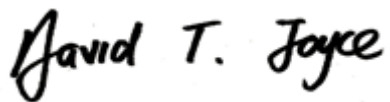
2017.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning