

Design and Plan Consultants Ltd
14 Leechcroft Avenue
Sidcup
Kent
DA15 8RS

Application Ref: **2016/1258/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

20 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
21 Pratt Street
London
NW1 0BG

Proposal:
Erection of mansard roof extension to dwelling
Drawing Nos: 484_01; 484_02

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

Reason(s) for Refusal

- 1 The roof extension, by reason of its location within a group of buildings with an unimpaired roofscape, would result in harm to the character and appearance of the host building, and the terrace of which it forms part, 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) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The roof extension, by reason of its detailed design including use of inappropriate materials, would result in harm to the character and appearance of the host building, and the terrace of which it forms part, 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) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

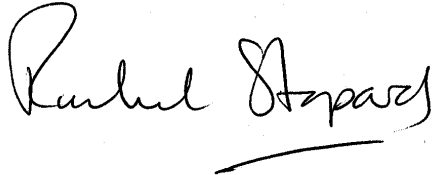
1

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities