

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2017/3834/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

12 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

The Coach House
26A Upper Park Road
London
NW3 2UT

Proposal: Erection of single storey roof extension at second floor level to provide additional habitable space to existing dwelling (C3).

Drawing Nos: UP26A-E011, UP26A-E012, UP26A-E013, UP26A-E020, UP26A-E021, UP26A-E022, UP26A-E010, UP26A-P011, UP26A-P012, UP26A-P013, UP26A-P014, UP26A-P020, UP26A-P021, UP26A-P022, UP26A-P010, UP26A-E001, UP26A-E002, Hugh Cullum Architects Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed roof extension, by virtue of its size, height, siting and design, would result in an incongruous addition that would be detrimental to the character, setting and appearance of the host and neighbouring buildings and the wider street scene along Upper Park Road and would fail to preserve or enhance the character and appearance of the Parkhill and Upper Park Conservation Area, contrary to Policies



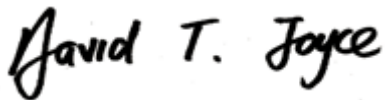
D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning