

Redmond Ivie Architects
10 Barley Mow Passage
London
W4 4PH

Application Ref: **2017/6282/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

18 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
250 and 252 Kilburn High Road
London
NW6 2BS

Proposal:
Joint roof extension to No.250 and 252 involving raising the ridge height and 2x rear dormers. Third floor rear extension to No.252

Drawing Nos: 991/01A, 991/02A, 991/03, 991/04, 991/05A, 991/06A, 991/07A, 991/08, 991/09, 991/10, 991/11, block plan and location plan.

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

Reason(s) for Refusal

- 1 The third floor rear extension by reason of loss of daylight and a sense of enclosure would result in a detrimental impact on the amenity of Flat 2, No.250 which is contrary to Policy A1 of the London Borough of Camden Local Plan 2017.
- 2 The proposed roof extension and the rear extension by reason of their excessive scale, bulk, height and detailed design fails to be subordinate to the existing dwellings and would cumulatively constitute disproportionate, discordant and



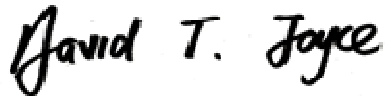
incongruous additions to the existing buildings to the detriment of the character and appearance of the existing buildings, the street scene and the locality, contrary to policy D1 of the London Borough of Camden Local Plan 2017.

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