

Bryan Connor Associates Limited
The Cottage
2 Tregaron Avenue
London
N8 9EY

Application Ref: **2017/6420/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

23 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
98 Goldhurst Terrace
London
NW6 3HS

Proposal:

Erection of a single storey rear conservatory extension

Drawing Nos: SK 01 Revision A, SK 02 Revision A, 1718 - 01 Revision A, 1718 - 02 Revision B, 1718 - 03 Revision B.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason on its depth and scale, when considered cumulatively with the existing single storey and two storey rear extensions, would fail to appear as a subordinate addition to the host building, harming the character and appearance of the host building and surrounding area, contrary to policy D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed extension, by reason on its depth, siting and scale, when considered cumulatively with the existing single storey and two storey rear extensions, would



appear as a visually obtrusive and overbearing addition which would harm outlook from the lower ground floor habitable room windows of No. 96 Goldhurst Terrace, to the detriment of the occupants residential amenity contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

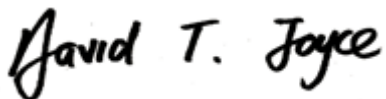
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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