

Hayatsu Architects  
Unit 101 Sugarhouse Studios  
19 Collett Road  
London  
SE16 4DJ UK

Application Ref: **2017/4695/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

12 March 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**The Lodge**  
**North End Avenue**  
**London**  
**NW3 7HP**

Proposal: Erection of single storey extension to south elevation; installation of external shutters and the formation of first floor roof terraces on north and east elevations; erection of portico and roof terrace to west elevation, and addition of solar panels; alterations to doors and windows; associated landscaping.

Drawing Nos: 0000, 1000, 1001, 0100, 0101, 0102, 0200, 1201, 0300, 0301, 0302, 0303, 1000 A, 1001 A, 1100 A, 1101 A, 1102 A, 1200 A, 1300 A, 1301, A, 1302 A, 1303 A, Tree Survey Plan, Tree Constraints Plan, Design and Access Statement, Heritage Statement, Photographic Survey.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed extension to the south elevation with its associated landscaping, by virtue of its form, siting, scale and detailed design would be a dominant and inappropriate addition which would cause harm to the character and appearance of the host building and the conservation area contrary to Policies D1 and D1 of the Camden Local Plan 2017 and the National Planning Policy Framework 2012.




- 2 The proposed alterations to the north, east and west elevations would detract from the character of the host building and would have a harmful effect on the character and appearance of the conservation area, contrary to Policies D1 and D1 of the Camden Local Plan 2017 and the National Planning Policy Framework 2012.

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