

Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

Application Ref: **2017/6726/P**
Please ask for: **Jaspreet Chana**
Telephone: 020 7974 **1544**

14 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
75 Lawn Road
London
NW3 2XB

Proposal:

Erection of part one/part two storey side and rear extensions, side and rear dormer windows, alterations to driveway and associated works
Drawing Nos: 1_301, 1_310, 101, 050, planning statement, photographic survey, design and access statement, daylight and sunlight report, front and rear 3D views, tree report.

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

Reason(s) for Refusal

1 Reason for Refusal -

The proposed two storey rear extension, by reason of its, design, bulk, scale, mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design).



2 Reason for Refusal -

The proposed extension of the existing side window into a dormer window , by reason of its, design and size would be out of character with the host building and would harm the character of the terrace it forms a part of and the surrounding conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design).

3 Reason for Refusal -

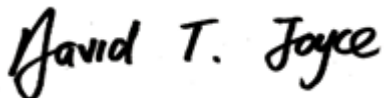
The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure. The proposal is therefore contrary to Policies A1 (Managing the Impact of development) and D1 (Design) 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



David Joyce
Director of Regeneration and Planning