

Edward Williams Architects
Newcombe House
45 Notting Hill Gate
London
W11 3LQ

Application Ref: **2018/0930/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

1 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
**1 Spencer Rise
London
NW5 1AR**

Proposal: Erection of a mansard roof extension with 2 x front dormers.

Drawing Nos: 0300 rev A, 0301 rev A, 0200 rev A, 0201 rev A, 0202 rev A, 0203 rev B, 0204 rev A, 0205 rev A, 0206 rev A, 0207 rev A, 1001 rev D, 1002 rev A, 1003 rev E, 1004 rev E, 1010 rev A, 1020 rev F, 1021 rev F, 1022 rev E, 1030 rev C, 1031 rev E and Planning, design, access and significance appraisal dated February 2018.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

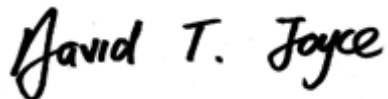


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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