

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2018/1875/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

25 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
89 Hillway
London
N6 6AB

Proposal: Erection of single storey rear extension at ground floor, erection of a part single part double storey side extension and installation of metal balustrade for a proposed roof terrace to the flank elevation at first floor level, erection of a side and rear dormer roof extension, installation of a chimney stack, new Velux conservation rooflight to the flank elevation and alterations to front façade.

Drawing Nos: 447-101-A, 447-102-P, 447-103-A, 447-104-P, 447-200-P, 447-201-P, 447-202-P, 447-300-P, 447-301-P, 447-302-P, 447-100-E, 447-101-E, 447-102-E, 447-103-E, 447-104-E, 447-200-E, 447-201-E, 447-300-E, 447-301-E, 447-302-E and Design and Access Statement commissioned by Brain O'Reilly Architects no date.

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

Reason(s) for Refusal

- 1 The proposed two storey side extension, by reason of its height, scale and bulk, would not be a subordinate addition to the existing dwelling and would infill the gap between the host building and neighbouring property causing harm to the character



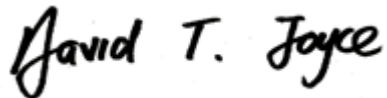
and appearance of the host building and wider conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policy DH of the Highgate Neighbourhood Plan 2017.

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