

Application ref: 2018/1608/P
Contact: Emily Whittredge
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Date: 4 September 2018

Development Management
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Mr Gordon Slade
Flat 7, 23 Highgate West Hill
London
N6 6NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 7
23 Highgate West Hill
London
N6 6NP

Proposal:

Erection of replacement dormers to side and rear roof slope, and formation of rear roof terrace.
Drawing Nos: Sheet 1 of 4, Sheet 2 of 4, Sheet 3 of 4, Sheet 4 of 4 (dated May 2012), OS
Location Plan.

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

Reason(s) for Refusal

- 1 The proposed dormer windows and roof terrace, by reason of their width, massing, scale and detailed design, would fail to be subordinate additions to the roof form and would detract from the architectural integrity of the host building. The proposed dormers would be visually prominent within the street scene and private views, causing harm to the character and appearance of the conservation area contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policy DH5 (Roofs and Roofscape) of the Highgate Neighbourhood Plan 2017.
- 2 The proposed side dormer, by reason of the size, number and siting of the windows

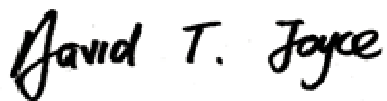
and function of the room they serve, would result in a material increase in overlooking and perception of overlooking to adjoining occupiers, contrary to Policy A1 (Amenity) of the Camden Local Plan 2017.

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