

Application ref: 2018/3363/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 11 October 2018

Development Management
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Edwards Rensen Architects
24 Sotheby Road
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N5 2UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

56 Dartmouth Park Road
London
NW5 1SN

Proposal: Demolition of existing rear structure and erection of single storey rear extension with green roof, to single family dwelling (Class C3).

Drawing Nos: P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P-12; P-13; P-14 rev A; P-15; P-16 rev A; P-17; P-18; P-19; P-20; P-21; P-22; P-23; P-24; P-25;
Planning and heritage statement Rev A 14.08.2018; Design and Access Statement July 2018.

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

Reason(s) for Refusal

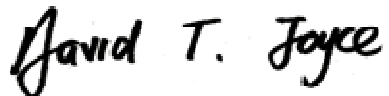
- 1 The proposed rear extension, by reason of its bulk, scale and detailed design, combined with the cumulative visual impact of proposed and existing unsympathetic rear alterations, would result in a a detrimental impact on the character and appearance of the host building, the unified character of the row of buildings which it forms part and the wider Dartmouth Park Conservation area, contrary to policies D1 (Design) and D2 (Heritage) 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

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