

Application ref: 2018/4530/P
Contact: Samir Benmbarek
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Date: 8 January 2019

Development Management
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MAP Architecture
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Hackney Community College
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

104 Drummond Street
London
NW1 2HN

Proposal:

Erection of three storey rear extension with second floor roof terrace and associated roof alterations

Drawing Nos: 1808: P00; P01; P02; P03; P04; P05; Design and Access Statement.

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

Reason(s) for Refusal

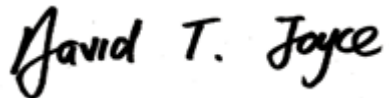
- 1 The proposed three storey rear extension, by virtue of its height, bulk and mass would fail to respect the established scale of rear extensions on this terrace and would result in harm to the character and appearance of the host building and the terrace of which it forms part, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and the Camden Planning Guidance 1 Design (CPG1 Design).
- 2 The proposed rear roof level alterations, including the raised parapet, door opening and screening, by virtue of their design, form and location on the building would result in harm to the character and appearance of the host building and the terrace of which it forms part, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and the Camden Planning Guidance 1 Design (CPG1 Design).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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