

Application ref: 2018/4369/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Extension Architecture
Flat C 26
Nassington Road
London
NW3 2UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat C
26 Nassington Road
London
NW3 2UD

Proposal: Erection of first floor rear extension

Drawing Nos: Design & Access Statement (10/09/2018), 26NR 00, 26NR 01, 26NR 02, 26NR 03, 26NR 04, 26NR 06, 26NR 07, 26NR 08, 26NR 001, 26NR 002, 26NR 003, 26NR 004, 26NR 005, 26NR 006, 26NR 007, 26NR 008

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its location, height, and bulk would appear as an overbearing and visually intrusive addition, which would fail to preserve or enhance the character and appearance of the host building, the wider terrace, or this part of the South Hill Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).
- 2 The proposed extension, by reason of its location, height, and bulk, would cause unacceptable harm to the amenity of the neighbouring residential occupiers by way

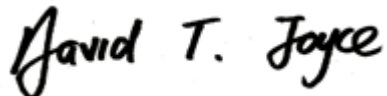
of loss of outlook and increased enclosure, contrary to policy A1 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan (2018).

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