

Application ref: 2018/4991/P
Contact: Laura Hazelton
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Date: 5 February 2019

Development Management
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Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**5 Lyme Street
London
NW1 0EH**

Proposal:

Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations.

Drawing Nos: Drawings titled: existing lower ground floor, existing ground floor, existing first floor, proposed ground floor, proposed ground floor, proposed first floor, existing front elevation, proposed front elevation, existing side elevation, proposed side elevation, existing rear elevation, proposed rear elevation, demolition, existing and proposed sections, proposed rear elevation neighbour's view, Planning, Design and Access Statement, and Heritage Assessment all received by LPA on 16/10/2018.

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 with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the

Camden Local Plan 2017.

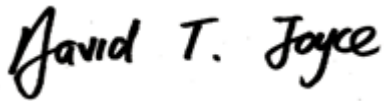
- 2 The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 3 The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) 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 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