

TURN Architects llp  
1 Darville Road  
London  
N16 7PTApplication Ref: **2015/2902/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

20 October 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Refused**Address:  
**76 Croftdown Road**  
**London**  
**NW5 1HA**Proposal:  
Erection of a single storey rear extension.  
Drawing Nos: R-200A; R-1250A; A-100B; A-102B; A-104-B; A-105B; A-106A; A-200A;  
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 extension, by virtue of its size, location and detailed design, would have a detrimental impact on the character and appearance of the host building and be out of character for a group of buildings that are largely unaltered at the rear, as such the proposal would be harmful to the character and appearance of the host building, group of buildings of which it forms a part, and the wider Dartmouth Park Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and



DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment