

Application ref: 2018/5850/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 19 February 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

Nicholas Lee Architects Ltd.
34A Rosslyn Hill
Hampstead
London
NW3 1NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

69 St. Augustine's Road
London
NW1 9RR

Proposal: Amendments including increase in size of the single storey side extension at lower ground floor by 4.6m and installation of 2 no. new rooflights to planning permission dated 07/11/2018 (ref 2018/3546/P) for erection of single storey rear extension with terrace above and side extension both at lower ground floor level.

Drawing Nos: Consented - Site Plan; Existing - Ground Floor Plan; Existing - Rear Elevation; Existing - Rear Elevation; Existing - Front Elevation; Existing - Section AA; Proposed - Ground Floor Plan; Proposed - First Floor Plan; Proposed - Side Elevation; Proposed - Front Elevation.

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

Reason(s) for Refusal

1 Reason for Refusal -

The proposed side extension, by virtue of its design, scale and siting would appear as an incongruous addition to the host property, compromising the symmetry of the villa pair, impairing the importance of the gap between the properties and harming the uniformity of the properties along this part of the road. This would harm the

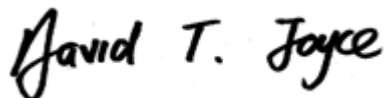
character and appearance of the host property and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

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