

Application ref: 2018/3114/P
Contact: Jaspreet Chana
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Date: 20 February 2019

Development Management
Regeneration and Planning
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Nash Baker Architects
167-169 Kensington High Street London W86SH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
75 Lawn Road
London
NW3 2XB

Proposal: Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works

Drawing Nos: 3_101 Rev C, 3_102 Rev C, 3_103 Rev C, 3_104 Rev C, 3_050, 3_110, 3_111, 3_112, 3_114, 3_115, 3_301, 3_302, 3_303, 3_304, 3_310, 3_311, 3_313, 3_315, 3_316, Planning Statement, Arboricultural Impact Assessment Report, Design & 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 two storey rear extension, by reason of its, design, bulk, scale mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design).

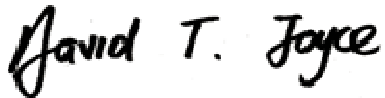
- 2 The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure. The proposal is therefore contrary to Policies A1 (Managing the Impact of development) and D1 (Design) of the London Borough of 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