

Application ref: 2018/3428/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 20 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

Nash Baker Architects
167-169 Kensington High Street
London
W8 6SH

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: 4_101 Rev C, 4_102 Rev C, 4_103 Rev C, 4_104 Rev C, 4_050, 4_110, 4_111, 4_112, 1722 4_112, 4_115, 4_301, 4_302, 4_303, 4_304, 4_310, 4_311, 4_313, 4_315, 4_316, Design and Access Statement, Daylight and Sunlight Report, Arboricultural Impact Assessment Report.

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).

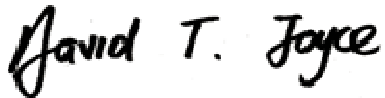
- 2 The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure. The proposal is therefore contrary to Policies A1 (Managing the Impact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