

Application ref: 2020/4303/P
Contact: Ben Farrant
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Date: 14 January 2021

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Arkss design studio limited
13 Clements Court
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Ilford
IG1 2QY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B
2nd Floor
13 St Martin's Close
London
NW1 0HR

Proposal: Erection of mansard style roof extension to top floor flat.

Drawing Nos: PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL08, PL09 & PL10.

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

Reason for Refusal

- 1 The proposed roof extension by reason of its siting, scale and detailed design would have a detrimental impact on the character and appearance of the host property, the terrace and the wider area, contrary to policies D1 (Design) and D2 (Heritage) 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 2019.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer