

Application ref: 2020/5481/P
Contact: David Peres Da Costa
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Date: 19 March 2021

Development Management
Regeneration and Planning
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Nicholas Lee Architects Ltd.
34A Rossllyn 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:

Erection of rear dormer and rooflights to the side roof slope.

Drawing Nos: 1268 - 69 St. Augustines Road:- 01-OS; 01-EP; 02-EP; 01-EE; 02-EE

1268 - 69 St. Augustines Road:- 01-AP P1; 02-AP P2; 03-AP P2; 01-AE; 02-AE P1; 03-AE P2; 01-AS P1; Design and Access Statement prepared by Nicholas Lee Architects dated January 2021

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

Reason(s) for Refusal

- 1 The proposed dormer, by reason of its size, location, bulk and mass, would appear as an incongruous addition harming the appearance of the host property and the uniform roofline of neighbouring semi-detached villas and would be detrimental to the character and appearance of the Camden Square Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

1

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer