

Application ref: 2021/5417/P  
Contact: Edward Hodgson  
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Date: 21 January 2022

**Development Management**  
Regeneration and Planning  
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Kudos Plan & Design Ltd  
please email  
L  
N  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**65 Spencer Rise  
London  
NW5 1AR**

Proposal:

Erection of mansard roof extension

Drawing Nos: Site Location Plan, SPEN/2021/01, SPEN/2021/02, SPEN/2021/03,  
SPEN/2021/04

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 mansard roof extension, by reason of its location, scale, and design, would result in an incongruous and bulky development that would be detrimental to the character and appearance of the host building, the terrace, the streetscene and the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

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