

Application ref: 2022/1407/P
Contact: Nora-Andreea Constantinescu
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Date: 18 November 2022

Development Management
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Trevor Brown Architect
Suite 315, Ashley House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
1 Spencer Rise
London
Camden
NW5 1AR

Proposal:
Erection of mansard roof extension with two front dormers and one rear dormer, one rooflight on top.
Drawing Nos: 168_0000; 168_1000; 168_0001; 168_0002; 168_0100; 168_0101; 168_0200; 168_1001; 168_1002; 168_1100; 168_1101; 168_1200; Heritage, Design and Access Statements by Trevor Brown Architect April 2022.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3, DC4 of Dartmouth Park Neighbourhood Plan.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer