

Homes Design Ltd
40 Wise Lane
Mill Hill
London
NW7 2REApplication Ref: **2013/3192/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

5 August 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
57 Belsize Park
London
NW3 4EHProposal:
Erection of an enclosed storage area with green roof in front lightwell of residential building.
Drawing Nos: Site Location Plan; (Prefix: HD-667/) 3000; 3001; 3002; 3003; 3004; 3005;
and 3006.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed storage area within the front lightwell would represent an incongruous feature that would cause harm to the setting of the host building and its heritage value as a positive contributor, and would fail to preserve or enhance the character and appearance of the wider Belsize Park Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality



design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

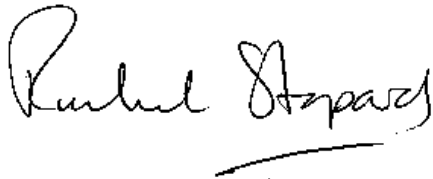
Informative(s):

- 1 You are advised to comply with the Enforcement notice issued on 20/07/2011 with regards to the door and un-rendered brick wall.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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