

Miss Katherine Cannon
Studio 2,
6 Regents Park Road
London
NW1 7TXApplication Ref: **2013/4286/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

2 September 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:
48 Mornington Terrace
London
NW1 7RTProposal:
Erection of rear extension at lower ground floor level of existing dwelling (Class C3) and associated landscaping.

Drawing Nos: A 001 A (Site Location Plan); A101 A(dated 27th August 2013); A102 B; A 151 A (dated 27th August 2013); A 152 B; A 153 A; A 154 A; A 200 A; A 201 B; A 250 A (Existing Section A-A); A 250 B (Existing Section B-B); A 301 B; A 350 A; and A 351 A.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its bulk, mass, and inappropriate detailed design (including use of the roof as a terrace with the balustrade and steps), would be an uncharacteristic addition which would detract from the appearance and special architectural and historic interest of the grade II listed building, wider terrace

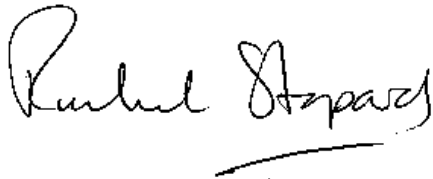


and Conservation Area. This would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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