

B2 Surveyors  
9 / 27  
The Broadway  
London  
N8 8 DR

Application Ref: **2013/1994/P**  
Please ask for: **Hilary Cuddy**  
Telephone: 020 7974 **2125**

31 May 2013

Dear Sir/Madam

## **DECISION**

Town 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:  
**8 Primrose Gardens**  
**London**  
**NW3 4TN**

Proposal:  
Replacement and enlargement to the front and rear dormer windows at third floor level of dwellinghouse (C3).

Drawing Nos: Site Location Plan, [Prefix B2. F3/8PG] E01.1, E02.1, E03.1, E04.1 A, E05.1, E06.1, P01.1, P02.1, P03.1, P04.1, P05.1, P06.1.

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

#### **Reason for Refusal**

- 1 The proposed front dormer and rear dormer with associated terrace and balustrade would, by reason of their size, prominence and inappropriate design fail to preserve and enhance the historic character and appearance of the Belsize Conservation Area. The proposal is therefore contrary policy CS14 (Promoting High Quality Places and Conserving our Heritage) of the London Borough of Camden Local

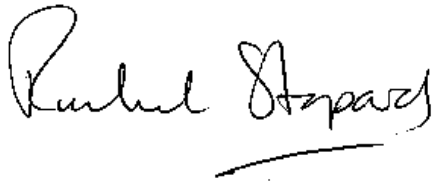


Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.