

Belsize Architects
48 Parkhill Road
London
NW3 2YPApplication Ref: **2013/1248/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

8 May 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:
22 Belsize Park Gardens
London
NW3 4LH

Proposal:

Replacement of metal railings with glass balustrade around front roof terrace as an amendment to planning permission granted on 28/02/2012 (ref: 2012/0084/P) for amendments including enlargement of roof terrace at roof level on front elevation and erection of new glass balustrade to enclose space to planning permission granted 02/04/11 (2011/1584/P) for installation of dormer window with inset roof terrace on rear elevation, installation of new metal railings to roof level balcony on front elevation, insertion of new rooflight and replacement of existing rooflights on side roofslope all in connection with existing top floor maisonette (Class C3).

Drawing Nos: Drawings: (Prefix: 22BPG/) 001 (Site Location Plan); P101; P201; P202; S101; S201; and S202.

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

Reason(s) for Refusal

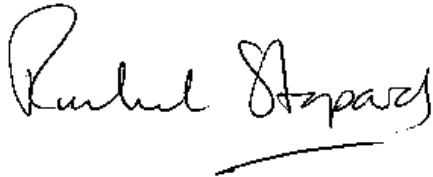


- 1 The proposed glass balustrade by reason of inappropriate materials and design would not respect the character and appearance of the existing building and would fail to preserve and enhance the character and appearance of the Belsize Park Conservation Area, contrary to policy CS14 (Promoting high 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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