

Derek Lofty & Associates  
The Lodge Studio  
Copthorne Road  
Croxley Green  
Hertfordshire  
WD3 4AQ

Application Ref: **2013/0633/P**  
Please ask for: **Nicola Tulley**  
Telephone: 020 7974 **2527**

18 April 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:

**Rear of 250 Belsize Road  
London  
NW6 4BT**

Proposal:

Change of use of first floor from offices (Class B1) to residential (Class C3), to provide a 2-bedroom self-contained flat, including extension to existing building at first floor and roof level, creation of terrace at first floor level and alterations to fenestration.

Drawing Nos: 6248/01; 6248/02.

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

#### **Reason(s) for Refusal**

- 1 The proposed roof extension by reason of its size, scale, form and detailed design would result in an incongruous addition that would be harmful to the character and appearance of the existing building, the street-scene and wider conservation area. The proposed replacement windows would serve to harm the character and appearance of the building and would not preserve or enhance the character and



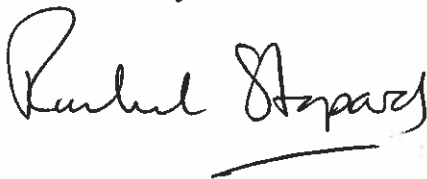
appearance of the conservation area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (parking standards) 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



Rachel Stopard  
Director of Culture & Environment

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