

RCKa
3 Dyers Building
London
EC1N 2JT

Application Ref: **2012/5373/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

4 December 2012

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:
1 Albert Terrace
London
NW1 7SU

Proposal:

Amendments to planning permission granted on 17/07/2012 (ref: 2012/2704/P) for erection of single-storey rear extension at lower ground floor level, alterations to doors/windows at rear lower ground floor level in connection with the conversion of 2 x 2 bed self contained flats at lower and upper ground floor levels into 1 x 4 bed self contained maisonette (Class C3), namely erection of lower ground floor and upper ground floor level rear extension.

Drawing Nos: (Prefix PL-)010 (Site Location Plan); 100; 110; 130 B; 200; 210; 300; 310; and 330.

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

Reason(s) for Refusal

- 1 The proposed rear extension at upper ground floor level, by reason of its positioning, form and inappropriate fenestration detailing would be an obtrusive and incongruous addition which would harm the character and appearance of the building as a



positive contributor and would fail to preserve and enhance the character and appearance of the wider 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.

Informative(s):

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