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Church Lane  
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EN10 6JT

Application Ref: **2012/4080/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

6 November 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

### **Householder Application Refused**

Address:  
**3 George Mews**  
**London**  
**NW1 2EU**

Proposal:  
Erection of single-storey conservatory at rear upper ground floor level (on Hampstead Road elevation) and single-storey extension at front upper ground floor level (on George Mews elevation) all in connection with existing flat (Class C3).

Drawing Nos: (Prefix ELA/) 14 (Site Location Plan); 1; 2/A; 2/B; 3-01; 6/A; 6/B (proposed elevations of front extension); 6/B (proposed elevations of conservatory); 6/B 01 (Proposed North West Elevation); 7; 8; 12; and 13.

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 conservatory, by reason of its size, bulk and detailed design, would result in an obtrusive addition which would harm the architectural integrity of the host building and the character and appearance of the surrounding area contrary



to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed front extension, by reason of its prominent location, would harm the architectural composition and integrity of the host building and the character and appearance of the surrounding area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed rear conservatory, by reason of its proximity to the adjoining flat (2 George Mews) and its bulk and excessive projection beyond the rear wall, would result in an unacceptable loss of outlook to the adjoining flat's kitchen window, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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