

Mr Keith Dunford
2 Marlborough Road
Ashford
Middlesex
TW15 3QA

Application Ref: **2012/4196/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

16 October 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:
38 Belsize Avenue
London
NW3 4AH

Proposal:
Replacement of windows on front and rear elevation in connection with existing residential flats (Class C3).
Drawing Nos: W8, W9

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

Reason(s) for Refusal

- 1 The windows and doors, by reason of their inappropriate material would be detrimental to the visual appearance and character of the host building as a positive contributor and cause harm to the character and appearance of this part of the Belsize 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 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):

1

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