

Hugh Tuffley Architects
134A Haverstock Hill
London
NW3 2AY

Application Ref: **2012/1501/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

14 June 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Refused

Address:
**19 GROVE TERRACE
LONDON
NW5 1PH**

Proposal:
Erection of a single storey extension to the existing garage structure in the rear garden of the dwellinghouse(Class C3).

Drawing Nos: Site Location Plan(1142-P-000); 1142-P 001 RevA; 002 RevA; 004 Rev A; 006-showing proposed ground floor plan; 626-SH01; Heritage statement by Hugh Tuffley Architects dated 4th April 2012; Design and Access Statement by Hugh Tuffley Architects dated 12th March 2012; Aboricultural report by Smart Landscapes; Structural report by Greig Ling Consulting Engineers dated 26th March 2012.

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

Reason(s) for Refusal

- 1 The proposed development by reason of its bulk, mass, detailed design and proposed use of materials would result in an incongruous and excessively large



outbuilding in the locality which would harm the setting of the grade II* listed building and wider terrace, and the character and appearance of the Dartmouth 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's Local Development Framework Development Policies.

Informative(s):

1

You are reminded that any proposed works to trees within the site would require separate consent. Therefore a tree application should be submitted to the Council for approval of any works proposed.

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