

Huntsman Eldridge Surveyors  
17 Devonshire Mews  
London  
W4 2HA

Application Ref: **2012/0847/P**  
Please ask for: **Richard Black**  
Telephone: 020 7974 **4282**

20 April 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:  
**21 FROGNAL LANE  
LONDON  
NW3 7DB**

#### **Proposal:**

Erection of single storey rear ground floor level extension with rooflight, new steel staircase and replacement of window with door in existing rear basement lightwell all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Location Map - Proposed; Location Map - Existing; 668E01-0; 668E02-0; 668E03-0; 668P04-0; 668P05-0; 668P06-0; 668P07; 668P08-0.

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 ground floor extension, by virtue of its bulk, scale and siting, would harm the setting and external appearance of the listed building, to the detriment of its special architectural and historic interest, 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), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed insertion of a door at lower ground level, by virtue of its siting and position in relation to the existing windows, would have a negative impact on the fenestration pattern at this level of the rear elevation, harming the special interest of the listed building 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), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

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