

Homes Design Ltd
62 Bellamy Drive
Stanmore
Middlesex
HA 2DA

Application Ref: **2011/5615/P**
Please ask for: **Neil Zaayman**
Telephone: 020 7974 **2630**

23 December 2011

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

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
57 Belsize Park
London
NW3 4EH

Proposal:
Installation of timber door at front basement level and erection of rendered brick wall within lightwell (Retrospective).

Drawing Nos: Site location plan; Drawing no (prefix HD-492/)2000, 2001, 2002, 2003, 3000, 3001

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

Reason(s) for Refusal

- 1 The front bay door at basement level and brick wall within the lightwell represent incongruous features to the host building, which harm its heritage value as a positive contributor, and would fail to preserve or enhance the character and appearance of the wider Belsize Park Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and



conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to 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 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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