

Mr Raj Chauhan
14 England's Lane
London
NW3 4TG

Application Ref: **2011/3888/P**
Please ask for: **Connie Petrou**
Telephone: 020 7974 **5117**

17 October 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

Address:
14 England's Lane
London
NW3 4TG

Proposal:

The setting back of existing mansard roof to provide an enlarged roof terrace the replacing of existing windows with new sliding doors, and the replacement of existing timber slats with new glass balustrade in connection with existing residential flat (Class C3).

Drawing Nos: Site Location Plan Drawings 1906-40; 1906-41; 1906-42; 1906-43

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

Reason(s) for Refusal

- 1 The proposed balustrade, by reason of its design and materials given its prominent position and visibility in long views would be an incongruous addition which would impair the roofline to the detriment of the architectural integrity of the building, the terrace which it forms part of and the character and appearance of the conservation area contrary to policies CS14 Promoting high quality places and conserving our heritage; DP24 Securing high quality design and DP25 Conserving Camden's



heritage.

- 2 The proposed mansard roof set back and sliding doors, by reason of its form, detailed design and material would be detrimental to the architectural integrity of the building, the terrace which it forms part of and the character and appearance of the conservation area contrary to policies CS14 Promoting high quality places and conserving our heritage; DP24 Securing high quality design; DP25 Conserving Camden's heritage.

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