

Robin Bretherick Associates
Town Planning Consultants
Woodbank
The Ridgeway
Gerrards Cross
Buckinghamshire
SL9 8NP

Application Ref: **2011/4116/P**
Please ask for: **Connie Petrou**
Telephone: 020 7974 **5117**

11 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:
**17 College Crescent
London
NW3 5LL**

Proposal:
Reconstruction of existing 4 storey rear extension, and erection of a single storey rear extension with a conservatory to existing flats (Class C3).

Drawing Nos: 0905: EN1; PN1; EN2; PN2; EN3, PN3, S1, L1

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

Reason(s) for Refusal

- 1 The proposed full width basement extension and raised ground floor infill extension, by reason of its overall height, depth, bulk and design would be detrimental to the appearance of the host building, the character of the terrace of which it forms part and the character and appearance of the Belsize Park conservation area. The proposal is therefore 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 London Borough of Camden Local Development Framework Development Policies.

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