

Mr Thomas Gresford  
Gresford Architects  
Unit C1  
3 Bradbury Street  
London  
N16 8JN

Application Ref: **2011/3875/P**  
Please ask for: **Ben Le Mare**  
Telephone: 020 7974 **1278**

10 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:  
**119 Canfield Gardens**  
**London**  
**NW6 3DY**

#### Proposal:

Erection of single-storey rear extension with internal courtyard (following demolition of existing single-storey rear extension) in connection with existing ground floor flat (Class C3).

Drawing Nos: 478\_001A; 478\_010; 478\_011; 478\_020; 478\_021; 478\_022; 478\_101A; 478\_110G; 478\_111A; 478\_120; 478\_121D; 478\_122E; Green Roof Details (15 August 2011).

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

#### Reason(s) for Refusal

- 1 The proposed single storey rear extension by reason of its excessive height, bulk, massing and detailed design would represent an incongruous feature on the building and fails to preserve or enhance the character and appearance of the conservation area contrary to policies CS5 (Managing the impact of growth and development),



CS14 (Promoting high quality places and conserving our heritage), and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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