

Friend and Company Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2011/3712/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

23 September 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

Householder Application Refused

Address:
51 Princess Road
London
NW1 8JS

Proposal:

Amendments to planning permission granted 11/04/11 (2011/0398/P) for erection of mansard roof extension with internal roof terrace and glazed infill rear extension to the lower ground floor of existing dwelling house (Class C3), namely creation of external staircase from rear roof to terrace to main roof of building and installation of balustrading to main roof to allow use as a terrace.

Drawing Nos: 000 (site location plan), 101, 102, 107, 108, 110, 201, 202, 207, 208, 210, 401.

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

Reason(s) for Refusal

- 1 The proposed roof alterations and glazed balustrade, by reason of their design, size and location on the building, would appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the existing



building, the terrace of which it forms a part, and would be harmful to the character and appearance of the street and the Conservation Area, 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 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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