

Homes Design Ltd
62 Bellamy Drive
Stanmore
Middlesex
HA7 2DA

Application Ref: **2010/1587/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

25 August 2010

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:

**1st & 2nd Floor Flats
3 Arlington Road
NW1 7ER**

Proposal:

Change of use from four studio flats to two self-contained flats on 1st and 2nd floors (Class C3).

Drawing Nos: Site Plan; HD-314/1000; HD-314/1001; HD-314/1002;
HD-314/1003; HD-314/2000; lifetime home statement

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason for Refusal

- 1 The proposed development, in the absence of clear and sufficient details regarding the replacement windows and location of ventilation system, cannot be fully assessed. In the event that the scheme includes replacement double glazed windows on the front elevation it would result in a visually incongruous alteration to one of a group of buildings and cause harm to the appearance of the building and conservation area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative:



- 1 An application for the change of use to two self-contained flats that omitted the replacement windows and the provision of the ventilation system at the rear of the building, which could form the basis of a separate application, would be likely to be acceptable. Any future application that included secondary glazing and a new ventilation system must include precise and unambiguous details of the secondary glazing and ventilation system.

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