

Mr Humphrey Kelsey
45 Quickswood
Primrose Hill
London
NW3 3SA

Application Ref: **2009/4928/P**

Please ask for: **Max Smith**

Telephone: 020 7974 **5114**

15 January 2010

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:

65 Quickswood

Primrose Hill

London

NW3 3SA

Proposal:

Erection of a three storey end of terrace dwelling house with internal garage and roof terrace within the side garden of existing house.

Drawing Nos: Location Plan; 001, 002; 003 REV A; 004; 005 REV A; 006 REV A; 007; 011; 012; 013; 014 REV A; Arboricultural Assessment.

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

Reason(s) for Refusal

- 1 The proposed dwelling, by reason of its scale, bulk, massing and prominent position on the corner of Adelaide Road and Primrose Hill Road, would be detrimental to the street scene and open character of this corner site, contrary to policy B1 (General



Design Principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 For the avoidance of doubt, the works detailed on drawing no. 020 "Treatment to Proposed Pathway" are outside the site boundary and do not form part of the application.

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