

John Despoti R.I.B.A
20 Creighton Avenue
London
N10 1NU

Application Ref: **2009/0279/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

10 March 2009

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 and Warning of Enforcement Action to be Taken

Address:
**201 - 203 & 201C
Camden Road
London
NW1 9AA**

Proposal:
Retention of the ground floor level conservatory extension to the rear of the building, covered external staircase canopy enclosure, and two fabric awning to the front of the existing hotel (Class C1).

Drawing Nos: Site Plan; 201C-P-01.

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

Reason(s) for Refusal

- 1 The staircase canopy enclosure on the rear elevation and the two awnings on the front elevation, by virtue of their location, detailed design and materials, have a detrimental impact on the character and appearance of the building and the character of the streetscene, and are contrary to policies B1 (General design



principles) and B3 (Extensions and alterations) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that the Council will be issuing an Enforcement Notice alleging a breach of planning control and securing a removal of the unauthorised awnings and staircase canopy enclosure.
- 2 You are advised that the Council has no objection to the conservatory extension. A separate planning application will need to be submitted for the retention of this extension.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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