

Ms.L.Stern & Mr.J.Roberts
Flat 1
29-31 Adelaide Road
London
NW3 3QB

Application Ref: **2007/4160/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

16 November 2007

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:

**Flat 1
29-31 Adelaide Road
London
NW3 3QB**

Proposal:

Erection of a single-storey rear extension and enlargement of front window at lower ground floor level all in connection with the existing lower ground floor level flat (Class C3).

Drawing Nos: Site Location Plan; 1590/01; /02; /03; /04; /05; A4 sheet 'External Materials'; and Glazing Vision Details of Rooflights and Skylights.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its width and depth will have a detrimental impact on the character and appearance of this building, the terrace to which it belongs and the character of the immediate area contrary to policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.



Informative(s):

- 1 You are advised that there is no objection in principle to the proposed enlargement of the lower ground floor level kitchen window as shown in drawing no. 1590/02 and therefore this element of the work does not form part of the Council's reason for refusal. However, without detailed elevational drawings of the proposed new window opening it is not possible to confirm that the detailed design of the new window opening would be acceptable to the Council.

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