

Michael Trentham Architects  
31 Balaclava Road  
LONDON  
SE1 5PX

Application Ref: **2007/3999/P**

Please ask for: **Paul Wood**

Telephone: 020 7974 **5649**

01 October 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:

**1 Belsize Studios**

**Glenilla Road**

**London**

**NW3 4AT**

Proposal:

Extension and alterations to single family dwelling house including; erection of a front dormer at first floor level, erection of a full width rear extension, erection of a summer cabin within rear garden, erection of a front boundary wall, and additional minor alterations associated with refurbishment of the property.

Drawing Nos: Site Location Plan 094 (P)01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; 17.

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

Reason(s) for Refusal

- 1 The proposed front dormer window, by reason of its size, location and design, would be detrimental to the appearance of the building, the integrity of the streetscape and



the character of the Belsize 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 and advice contained within the Council's Camden Planning Guidance 2006.

- 2 The proposed rear extension, by reason of depth, width and detailed design, would be not appear subordinate to the original building, 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 and advice contained within the Council's Camden Planning Guidance 2006.
- 3 The proposed front boundary wall, by reason of height, materials and design, would be detrimental to the appearance of the building, the integrity of the streetscape and the character of the Belsize 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 and advice contained within the Council's Camden Planning Guidance 2006.

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