

James Lambert Architects
50 Kingsway Place
Sans Walk
LONDON
EC1R 0LU

Application Ref: **2007/2652/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

17 September 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:

**18 - 20 Elsworthy Road &
15 Elsworthy Rise
London
NW3 3DJ**

Proposal:

Erection of building comprising basement, ground, first to third floor on Elsworthy Road to provide 6 residential units (1 x 8-bedroom, 1 x 5-bedroom, 4 x 1-bedroom) and ground and first floor on Elsworthy Rise to provide 1 x 2-bedroom single-family dwellinghouse with double garage.

Drawing Nos: Site location plan, E001; E002; E003; E004; E005; E006; E007; P001B; P002C; P003B; P004B; P005B; P006B; P007B; P008B; P009B; P010C; P011; P012B; P0013B; S100; Design Presentation Document Rev. B by James Lambert Architects; Tree Analysis Rev. B by James Lambert Architects; Design and Access Statement Rev. B; Letter by James Lambert Architects dated 13/07/07; and Manufacturers details of CycleRax and Alwitra's Evalon-Solar.

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



Reason(s) for Refusal

- 1 The proposed development, by reason of its bulk and massing, height and detailed design would have a detrimental impact on the character and appearance of this part of the Elsworthy Conservation Area, contrary to policies B1 [General design principles] and B7 [Conservation areas] of the London Borough of Camden Replacement Unitary Development Plan 2006.

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