

Mr R J Townsend
51 Netheravon Road
London
W4 2NA

Application Ref: **2006/4453/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

20 March 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:
**103 Broadhurst Gardens
London
NW6 3BJ**

Proposal:

Replacement of all existing timber sash and casement windows on front, rear and side elevations with UPVC double-glazed sash and casement windows.

Drawing Nos: Site Location Plan; Typical window details Sketch A, B, C, D; 103/12; 13; 14a; 15a; 92331/0; 1; 2; 3; 4; 5; 6; 7; 8; 9; Manufacturers details for casement and Rehau Heritage sash windows.

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

Reason(s) for Refusal

- 1 The proposed new casement and sash windows on the front and rear elevations, by reason of their inappropriate design in terms of proportions, profiles, glazing pattern and materials, would be detrimental to the appearance of the building, the setting of the neighbouring buildings and the character and appearance of the conservation area, contrary to policies S1,2,7 (strategic policies), B1 (design principles) and B3



(alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006, and to design advice in the Camden Planning Guidance 2006 and the Swiss Cottage Conservation Area Statement.

Informative(s):

- 1 You are advised that the Council would have no objection to the replacement of all windows by timber double-glazed sliding sash and casement windows.

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