

Cluttons LLP
Planning & Regeneration
2 Portman Street
LONDON
W1H 6DU

Application Ref: **2006/5212/P**

Please ask for: **John Carter**

Telephone: 020 7974 **5809**

28 February 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:

35 Upper Park Road

London

NW3 2UL

Proposal:

Demolition of the existing house and construction of 7 self-contained flats and ancillary gym at basement level.

Drawing Nos: Site Location Plan; Site Plan 1; Drawing No. 2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; Green Roof System Specification; Planning And Conservation Statement; Eco Homes Environmental Rating For Homes credit Summary Table Rating And Scoring Sheet 2006/issue 1.2; Design Statement; Renewable Energy Study; EcoHomes Pre-Assessment; Detailed Report On Existing Vegetation On Site; Covering Letter; Drawing Issue Sheet; Daylighting Impact Assessment Internal Daylighting Analysis

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 detailed design and attachment to the



adjoining Victorian terrace, would appear as an incongruent element in the streetscene. This would harm the character and appearance of the existing terrace thereby failing to preserve or enhance the special character or appearance of the conservation area contrary to UDP policies B1, B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the adopted Parkhill Conservation Area Statement.

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