

Farrow Silverton Architects  
 8 Hale Lane  
 Mill Hill  
 London  
 NW7 3NX

Application No: PEX0000206/  
 Case File:H9/16/3

18th April 2000

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

Address : 168 Regents Park Road, NW1

Date of Application : 08/03/2000

Proposal :

Conversion of existing maisonette at 1st, 2nd and 3rd floor to a 1 bedroom flat at first floor level and a 2 bedroom maisonette on the second and third floors and the erection of a roof extension to the maisonette.  
 As shown on drawing numbers: 522/01, /02, /03, /04, /05, /06B, /07B, /08B and /09A

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

**Reasons for Refusal**

- 1 The proposed conversion would result in the loss of an existing four bedroom unit which the Council consider is suitable for occupation as a family unit, by reason of its size and proximity to Regents Park. The proposal would therefore be contrary to policies HG19 and HG23 of the Unitary Development Plan.
- 2 The proposal would involve the erection of an inappropriate roof extension, which would have a significant effect on the appearance of the building and the Primrose Hill Conservation Area. More particularly the detailed design, the loss of the butterfly detail and use of inappropriate materials is unacceptable in this location, where an uninterrupted roofline exists. The proposal is therefore contrary to policies EN33 and EN57 of the Unitary Development Plan.

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI



Website Address: [Http://www.planning.camden.gov.uk](http://www.planning.camden.gov.uk)  
Email Address: [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)



ENVIRONMENT

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

This application was dealt with by Julie Ward on 020 7974 2641.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read "M.W. Gilks". The signature is fluid and cursive, with a large loop at the end.

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Environment Department  
(Duly authorised by the Council to sign this document)

DecfplanR/TPFU

