Website Address: Http://www.planning.camden.gov.uk Email Address: env.devcon@camden.gov.uk



Development Control Planning Services

London Borough of Camden Town Hall Argyle Street London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1975

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

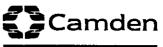
- The proposed conversion would result in the loss of an existing four bedroom unit which the Council consider is suitable for occupation as a family unit, by reason of its size and proximity to Regents Park. The proposal would therefore be contrary to policies HG19 and HG23 of the Unitary Development Plan.
- 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 uniterrupted 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



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ENVIRONMENT

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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

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanR/TPFU

