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Application Ref: **2013/8134/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

26 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
18 Well Road
London
NW3 1LH

Proposal:
Single storey rear extension, including installation of new rear door at garden level and re-landscaping of garden.
Drawing Nos: 218.100A; 101A; 121A; 120A; 122A; 123A; 124A; 200B; 220A; 221A; 222B; 223A; 224B; 225

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its scale, bulk, materials and detailed design would appear as an over dominant and incongruous addition, detrimental to the character and appearance of the host building and wider conservation area of which it forms part, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.



In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment