

Mr Richard Turek  
49 Harcourt Avenue  
Sidcup  
Kent  
DA15 9LL

Application Ref: **2014/1909/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

10 September 2014

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Full Planning Permission Refused**

Address:  
**14 Daleham Mews**  
**London**  
**NW3 5DB**

Proposal:

Change of use of part of ground floor vehicle repair garage (Class B2) to utility / storage room ancillary to first floor flat (Class C3) and erection of first floor rear extension to flat.  
Drawing Nos: Site location plan; RT/14 DM: E01 RevA; E02 RevA; E06; E04 RevA; E05; E03; E07; P01 RevA; P02 RevA; P05; P03 RevA; P06; P07; P04 RevA.

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 position, height, bulk and mass would be an incongruous addition to the building, to the detriment of the character and appearance of the host building and the surrounding conservation area, 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.

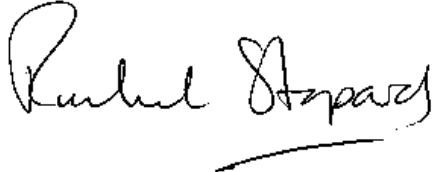


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment