

Studio DuB
17a2 West Cross causeway
Edinburgh
EH8 9JW

Application Ref: **2014/3077/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
17B and C Lancaster Grove
London
NW3 4EU

Proposal:

The erection of a cycle storage area and shed to the flank elevation, replacement of the existing gate to the flank wall at lower ground floor level, new external staircase with terrace at ground floor rear elevation, the installation of a new window to the flank elevation and installation of glazed screening to the bay windows to the front elevation.

Drawing Nos: 859/01, 859/02, 859/03, 859/04, 859/05, 859/13.

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

Reason(s) for Refusal

- 1 The proposed glazed screening bars to the front elevation, the external staircase and enclosure to the rear, by reason of their location and detailed design, would be visually intrusive and uncharacteristic features to the front and rear elevations, thereby resulting in a detrimental impact on the character and appearance of the host building, streetscene and wider 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.

Informative(s):

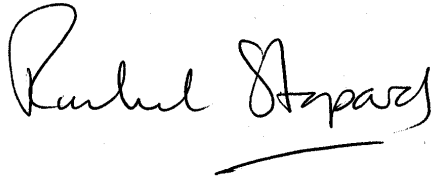
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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.

Rachel Stopard
Director of Culture & Environment