

Nicholas Lee Architects
34A Rosslyn Hill
London
NW3 1NH

Application Ref: **2014/3988/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

29 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
14 Briardale Gardens
London
NW3 7PP

Proposal:

Erection of a full width rear extension following demolition of existing bay window and replacement of existing windows and doors to the garage at side front elevation level, installation of new folding/sliding door and replacement of boundary fence to the rear elevation all associated with existing dwellinghouse.

Drawing Nos: 1218/AE-001, 1218/AE-002 , 1218/AP-001, 1218/EE-001, 1218/EE-002, 1218/EP-001, 1218/EP-002, 1218/AP-002.

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 detailed design, bulk and siting would result in an overly dominant and incongruous addition to the rear elevation of the host property to the detriment of its character, furthermore the rear extension would fail to preserve and enhance the character and appearance of the surrounding conservation area, contrary to Policy CS5 (Managing the impact of growth and



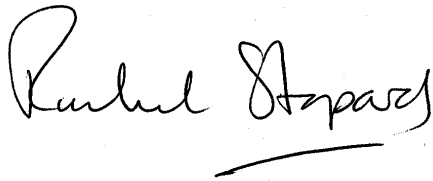
development) of the London Borough of Camden Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Development Policies.

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 drawn underneath the signature.

Rachel Stopard
Director of Culture & Environment