

Mr Dutton Parish
Elm Bank
17-19 Lyndhurst Terrace
London
NW3 5QA

Application Ref: **2014/2047/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

22 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
Elm Bank
17 Lyndhurst Terrace
London
NW3 5QA

Proposal:
Erection of a first floor and second floor extension and balcony to rear at first floor level.

Drawing Nos: EMLT_PA_000, EMLT_PA_001, EMLT_PA_010, EMLT_PA_020, EMLT_PA_021, EMLT_PA_025, EMLT_PA_030, Design & Access Statement March 2014.

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

Reason(s) for Refusal

- 1 The proposed first and second floor side extension, by reason of its height, bulk, mass, location and detailed design, would be detrimental to the character and appearance of the building and the wider Fitzjohns Netherhall 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



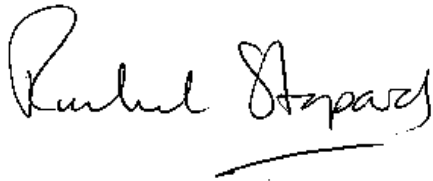
heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 drawn underneath the name.

Rachel Stopard
Director of Culture & Environment