

Mr ALI KOSELE
2 CHEAPSIDE NORTH
CIRCULAR ROAD
LONDON
N13 5ED

Application Ref: **2014/3187/P**
Please ask for: **Emily Marriott-Brittan**
Telephone: 020 7974 4206

17 July 2014

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
98 Queens Crescent
London
NW5 4DY

Proposal: Erection of rear extension at first floor level to use as storage for restaurant.
Drawing Nos: IS13-01; O/S Map.

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

Reason(s) for Refusal

- 1 The rear extension located at first floor level, by reason of its location, height, bulk and point of access results in a harmful sense of enclosure and loss of outlook, privacy and daylight to the adjoining building of 100 Queen's Crescent, contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.



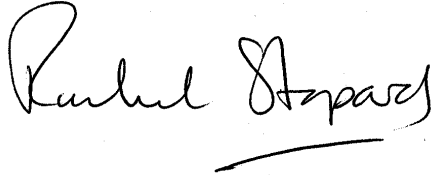
- 2 The rear extension located at first floor level, by reason of its height, bulk and detailed design results in harm to the character and appearance of the building and the terrace as a whole, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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.

Rachel Stopard
Director of Culture & Environment