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Application Ref: **2014/4610/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

The Studio
126 Greencroft gardens
London
NW6 3PJ

Proposal:

Erection of two storey building, following demolition of existing, and a glazed single storey link to flat.

Drawing Nos: Site location plan; P1607/2; P1607/3; P1607/4; P1607/5.

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

Reason(s) for Refusal

- 1 The two storey studio and glazed link, by reason of their size, siting, bulk and mass, would detract from the garden setting of the host property, harm the character and appearance of the South Hampstead conservation area and harm the outlook of neighbouring occupiers contrary to policies CS1 (Distribution of Growth), CS5 (Managing the Impact of Growth and Development) and 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) DP25 (Conserving Camden's heritage) and DP26 (Managing the



Impact of Development on Occupiers and Neighbours) 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment