

Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2014/4714/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

21 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
48B Regents Park Road
London
NW1 7SX

Proposal:
Erection of glazed side extension on existing roof terrace at second floor level.

Drawing Nos: 48BRPR_E1, 48BRPR_E1, 48BRPR_2, 48BRPR_3, 005, 100, 110, 111,
Design and Access statement, Planning and Heritage Statement

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

Reason(s) for Refusal

- 1 The proposed conservatory, by reason of its siting, design and materials would be detrimental to the character and appearance of the host building and the wider Primrose Hill Conservation Area, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) 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 Local Development Framework Development Policies.



- 2 The proposed conservatory, by reason of the proposal material would result in increased light pollution, to the detriment of neighbour amenity, contrary to policy CS5 (Managing the impact of growth and development) of 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.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment