

PKS Architects LLP  
8 Cliff Road Studios  
5 Cliff Road  
London  
NW1 9AN

Application Ref: **2014/6207/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

12 December 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused**

Address:  
**Leeder House**  
**6 Erskine Road**  
**London**  
**NW3 3AJ**

Proposal:  
Variation of condition 2 (approved plans) of planning permission 2013/6326/P dated 24/12/2013 (Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3)) namely to lower the window cill of 7 windows at 3rd floor level.  
Drawing Nos: 010-03 RevF and 050-01 RevC.

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

#### **Reason(s) for Refusal**

- 1 The proposed development by reason of its design and location is considered to be an inappropriate addition to the front roof slope thereby detracting from the character of the host property and from the appearance of the Conservation Area; contrary to Core Strategy Policy CS14 and Development Plan Policies DP24 and DP25 of the London Borough of Camden Local Development Framework 2010.



Informative(s):

1

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