

PMSS Ltd
5 Houndsden Road
London
N21 1LUApplication Ref: **2014/7645/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

16 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flats B, C & D
57 Primrose Gardens
London
NW3 4UL

Proposal:

Replacement of existing timber sash windows with new UPVC windows at first, second and third floors of the rear elevation

Drawing Nos: Site location plan; 2971/1; 1x unnumbered section drawing; D&A Statement; & Window manufactures details by Ecoslide.

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

Reason(s) for Refusal

- 1 The proposed replacement windows by reason of their material would be detrimental to the appearance of the building and the character and appearance of the Belsize Park Conservation Area, contrary to policies 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment