

Richard Wallis Associates
Unit 5b 20-30 Wild's Rents
London
SE1 4QG

Application Ref: **2014/7696/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

8 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be taken

Address:
94 Frognal
London
NW3 6XB

Proposal: Variation of condition 3 (approved plans) of 2014/0559/P 08/05/14, for; erection of new garden room, namely enlargement of garden room (retrospective).
Drawing Nos: Site location plan; 001 Rev A; 212:10; 09; 08 C; 02 B.

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

Reason(s) for Refusal

- 1 The outbuilding by reason of its height, bulk, and mass has an overly dominant appearance, detracts from the open green character of the garden, and harms the character and appearance of the conservation area contrary to policy 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.



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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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