

Pennington Phillips
16 Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2014/1956/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**April House
45 Maresfield Gardens
London
NW3 5TE**

Proposal:

Erection of a side extension at second floor level.

Drawing Nos: 5835-03, 5835-08, 5835-201, 5835-213, 5835-218, Design & Access 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 second floor side extension, by reason of its siting, scale and design would be overly dominant, infilling the existing visual gap between the neighbouring property, having a detrimental impact on the character and appearance of the parent building and the Fitzjohns/Netherhall Conservation Area, contrary to Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.



Informative(s):

- 1 Please be advised that the plans submitted within this application incorrectly show the existing development on site. This application relates solely to the side extension at second floor level.

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