

Paul+O Architects Ltd  
Unit 8, 73 Maygrove Road  
London,  
NW6 2EG

Application Ref: **2015/2469/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

30 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**17 Edis Street**  
**London**  
**NW1 8LE**

#### **Proposal:**

Erection of ground floor rear extension and alterations to fenestration including replacement of windows and doors on rear elevation by double height glazing.

Drawing Nos: PL-100, PL-101, PL-102, PL-103, PL-104, PL-110 A, PL-111A, PL-112A, PL-113, PL-114, PL-200, PL-201, PL-210 A, PL-300, PL-301, PL-310 A, PL-311 A, site location plan received 30/04/2015, Design and Access Statement Rev. A dated 27/04/2015.

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

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

- 1 The proposed rear extension, by reason of its size, bulk and location, and the proposed rear elevation glazing, by reason of its expanse and design, would be detrimental to the character and appearance of the host building and the wider terrace of buildings, would increase the sense of enclosure in the rear garden landscape, and would neither preserve nor enhance the character and appearance of the Primrose Hill Conservation Area. Therefore, it would be contrary to policies



CS5 (Managing the impact of growth and development) and 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.

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