

The Drawing Room
67 Clerkenwell Road
London
EC1R 5BL

Application Ref: **2014/7971/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

30 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
38 Regent's Park Road
London
NW1 7SX

Proposal:
Conversion of 2 flats into 1 (Class C3) involving demolition of side and roof extension and erection of side extension at first and second floor, rear extension at second floor, third floor terrace and roof extension.

Drawing Nos: Heritage Statement, 002, 003 Rev K, 101 Rev A, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112 Rev A, 111 Rev A, 113, Lifetime Homes Statement, Habitable Room Schedule

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

Reason(s) for Refusal

- 1 The second floor and roof extensions, by reason of their design, height, bulk and massing, would harm the character and appearance of the conservation area and the setting of the listed building at no. 36 Regents Park Road. As such the proposal 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 Local Development Framework Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of 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', written in a cursive style.

Ed Watson
Director of Culture & Environment