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Application Ref: **2015/1168/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

16 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
37 & 39 Rudall Crescent
London
NW3 1RR

Proposal:
Alterations including installation of aluminium double glazed doors and windows at basement (front) and aluminium double framed windows and doors at ground and first floor level (front and rear) and installation of rooflights at rear roof level.

Drawing Nos: 1083.01.00, 1083.01.01(F), 1083.01.02(C), 1083.01.04(B), 1083.02.01(B), 1083.02.02(A), 1083.03.02(B), 1083.03.03(B), 1083.03.04(B), Design and Access Statement Rev01, 1083.03.05(B), 1083.01.21(H), 1083.01.23(G), 1083.01.22(G), 1183.02.20(A), 1183.02.21(A), 1083.03.12(C), 1083.03.13(D), 1083.03.14(A), 1083.03.15(A), 1083.01.25(E), 1183.02.20(B), 1183.02.21(B), 1083.03.12(D).

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

Reason(s) for Refusal

- 1 The proposed aluminium windows by virtue of their size, inappropriate material finish and detailed design, would detract from the appearance of the building and the uniformity of the wider terrace and would fail to preserve or enhance the character



and appearance of the Hampstead 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.

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