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Pynnales Close  
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HA7 4AF

Application Ref: **2015/2598/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

6 November 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**21 Princess Road**  
**London**  
**NW1 8JR**

Proposal: Change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), creation of front lightwell and erection of railings, and erection of two storey rear extension to provide additional floor space at lower and upper ground floor levels.

Drawing Nos: SW276 00; SW276 01 Revision A; SW276 02 Revision A; SW276 03 Revision B; SW276 04 Revision A; SW276 05 Revision B

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposal to create a front lightwell and erect railings would fail to reflect the historical development of the building and the parade and would disrupt the building's relationship with the street. The proposal would cause harm to the character and appearance of the host building and the parade and would fail to preserve and enhance the character and appearance of the Primrose Hill 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.

- 2 The proposal would, by virtue of the poor outlook from the main living space (living room and kitchen area), fail to provide a satisfactory standard of accommodation for future occupiers contrary to Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) and Policy DP26 (Managing the impact of development on occupiers and neighbours) 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



Ed Watson  
Director of Culture & Environment