

JPB ARCHITECTS
Cedar House
Vine Lane
Hillingdon Uxbridge
Middlesex
UB10 0NFApplication Ref: **2015/3226/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

6 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
15 Daleham Gardens
London
NW3 5BYProposal:
Erection of a single storey front extension at lower ground floor, alteration to hard landscaping, and relocation of basement staircase.
Drawing Nos: 101, P1, 102 Rev P1, 103 Rev P2, 106 Rev P2, Design and Access Statement (Revised), Arboricultural Report by Tim Moya Associates Dated August 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 lower ground front extension, by virtue of its design, bulk, massing and location is considered to be harmful to the appearance of the host building and the character and appearance of the Fitzjohns/Netherhall Conservation Area, contrary to policies 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.



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