

Savills (UK) Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2015/2182/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

23 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

**29 Prince of Wales Road
London
NW5 3LH**

Proposal:

Erection of a 3 storey side extension and mansard roof extension. Erection of part single, part 2-storey part rear extension. Excavation of single storey basement extension with the creation of rear garden lightwell.

Drawing Nos: 4107, 2106revP1, 2107revP1, 001, 002, 003, 004, 005, 006, 007revP1, 008, 009, 011, 110rev1, 111rev1, 112rev1, 113rev1, 114, ELA/2

Supporting documents: Desk Study and Basement Impact Assessment Report dated January 2014

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

Reason(s) for Refusal

- 1 The proposed ground floor rear extension, by reason of its depth, scale and bulk would be incongruous and detrimental to the character and appearance of the host building and surrounding 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 policy DP24 (Securing high quality



design) 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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