

CgMs Ltd
140 London Wall
London
EC2Y 5DNApplication Ref: **2015/7172/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
103 Priory Road
London
NW6 3NNProposal:
Erection of second floor side and rear wraparound extension with hipped roof and side dormer window.
Drawing Nos: 5101, 5102, 5103, 5104, 5151, 5152, 5153, 5154, 5155, 5156, Planning Statement dated December 2015, and Design and Access Statement reference 103PR3A010 dated 15.12.2015.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal:

The proposed second floor side/rear extension, by reason of its scale, bulk, location and detailed design, would be detrimental to the character and appearance of the host building, and harmful to the character and appearance of the South Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development



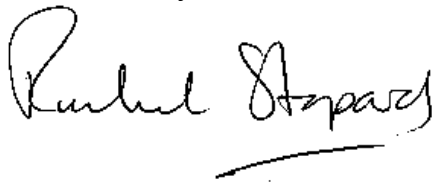
Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment