

Xul Architecture
33 Belsize Lane
London
NW3 5ASApplication Ref: **2015/3854/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be TakenAddress:
50 Belsize Square
London
NW3 4HN

Proposal:

Installation of double glazed French doors following removal of first floor window, and associated railings, to front elevation (retrospective).

Drawing Nos: LP-01 Rev 00, EX-01 Rev 01, PA-01 Rev 02, PA-02 Rev 01 and PA-03 Rev 00.

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

Reason(s) for Refusal

- 1 The French doors and railings, by virtue of their design, and prominent location, are incongruous additions to the host building and harm the character and appearance of the host building, the streetscene and the wider Belsize Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Core Strategy; and 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment