

Martyn Green
5 Harold Road
Sutton
Surrey
SM1 4HZApplication Ref: **2015/2602/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

11 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat 2
22 Lymington Road
London
NW6 1HY**

Proposal:

Erection of a single storey rear extension to the basement flat with associated alterations.

Drawing Nos: 002/2, 002/1 REV A, 002/3 REV A, 002/4 REV A, 002/5 REV A, 002/6 REV A, 002/7 REV A, 002/8 REV A, Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by virtue of its depth, width, and siting would fail to be subordinate to the host building and would cause harm to the appearance of the host property and to the character and appearance of the West End Green 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.



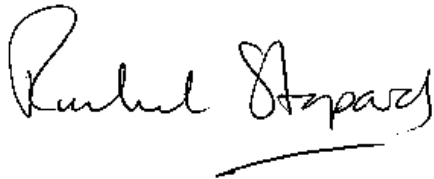
- 2 The proposed replacement windows at lower ground floor level, by reason of their inappropriate materials and design, would be harmful to the appearance of the host building and the character and appearance of the West End Green Conservation Area, contrary to policies CS14 (Promoting high quality 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment