

Say Architects Ltd
45 Mitchell Street
London
EC1V 3QD

Application Ref: **2016/0822/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

14 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**54 Regent's Park Road
London
NW1 7SX**

Proposal: Replacement of metal railings around rear balconies (approved under application no. 2015/2786/P) with glass balustrades.

Drawing Nos: P(01)01; P(02)23 Rev A; P(02)24 Rev A; P(02)25 Rev A; P(02)26 Rev A; P(02)28 Rev B; P(02)29 Rev A; P(02)30 Rev A; Design and Access Statement.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed alterations to the rear elevation, by reason of the choice of materials and design, would harm the character and appearance of the host building and the wider Primrose Hill 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.

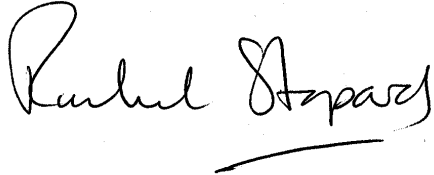


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Director of Supporting Communities