

Ms Katie Simpson
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2016/0276/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
38 Regent's Park Road
London
NW1 7SX

Proposal:

Demolition of side extension and erection of side and front extension at first and second floor, rear extension at second floor and creation of third floor roof terrace and external alterations (Class C3).

Drawing Nos: (Prefix: 2014-003/) 101B, (as existing and proposed:) 102A, (as existing:) 103A, 104A, 109A, 113A, 114A, (as proposed:) 105B, 107C, 108A, 110A, 111C, 112E.

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

Reason(s) for Refusal

- 1 The second and third floor rear and side extensions, by reason of their design, bulk and mass, would harm the character and appearance of the Primrose Hill conservation area and the setting of the listed building at no. 36 Regents Park Road. As such the proposal would be contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Local Development Framework Camden Core Strategy and policies DP24 (Securing high quality design) and DP25



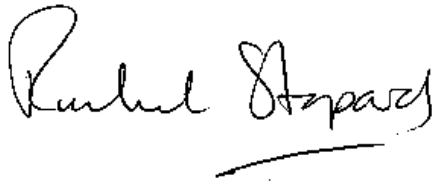
(Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

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
Executive Director Supporting Communities