

Model Projects  
111 The Bon Marche Centre  
241-251 Ferndale Road  
London  
SW9 8BJ

Application Ref: **2016/3171/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

1 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**77 Clarence Way**  
**London**  
**NW1 8DG**

Proposal:  
Erection of a two-storey side infill extension to replace the existing in connection with dwelling house (Class C3).

Drawing Nos: EX Location Plan; EX Site Plan; EX3D View1 (Front); EX3D View2 (Front); EX3D View3 (Rear); EX3D View4 (Rear); EX Ground Floor Plan; EX First Floor Plan; EX Roof Plan; EX Front and Rear Elevation; EX Side (left); EX Side (right); Ex Section-1; PR3D View 1 (Front); PR3D View2 (Front); PR3D View3 (Rear); PR3D View4 (Rear); PR Ground Floor Plan; PR First Floor Plan; PR Roof Plan; PR Side (Left); PR Side (Right); PR Section-1.



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

Reason(s) for Refusal

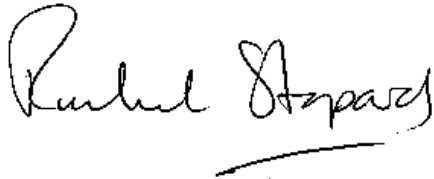
- 1 The proposed extension, by virtue of its height, siting, scale and detailed design, would be harmful to the character and appearance of the host building, the adjoining terrace of buildings and the Harmood Street Conservation Area, contrary to Policy CS14 (Promoting high quality places and conserving 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  
Executive Director Supporting Communities