

AA Drafting Solutions
41 Knighton Park Road
London
SE26 5RNApplication Ref: **2016/3566/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 4
Rossllyn Heights
2 Belsize Lane
London
NW3 5AB

Proposal: Erection of rear conservatory extension at upper ground floor level on existing patio.

Drawing No's: 0185 A (Block Plan, Existing Elevation Plan, Existing Floor Plan, Proposed Elevation Plan, Proposed Floor Plan, Proposed Roof Plan, Photomontages, Design & 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 conservatory extension by reason of its position at upper ground floor level, and its excessive scale, bulk and incongruous design viewed in context with the existing conservatory at lower ground floor level, would result in an over-dominant and visually prominent development which would affect the architectural



integrity of the building, fail to harmonise with the existing building and terrace and would harm the character of the Conservation Area. As such, the development is considered to be contrary to policy CS14 of the Camden Core Strategy 2010-2025 and policies DP24 and DP25 of the Camden Adopted Development Policies 2010, Camden Planning Guidance 1 and the Fitzjohns Netherall Conservation Area Appraisal.

Informative(s):

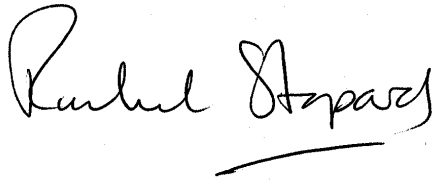
- 1 The applicant should also be advised that the proposed extension would be sited close to a protected tree, the canopy of which comes close to the site boundary. Although, the development would be at upper ground floor level and would not involve new foundations into the ground, the development may impact on the canopy of this tree. No information was submitted with this application about tree protection/mitigation measures. Had the development been otherwise acceptable, a planning condition would have been applied requiring details of tree protection to be submitted to the Council.

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