

SBW Planning Ltd
117 Mount Pleasant Road
London
N17 6TQ

Application Ref: **2016/3965/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition Refused

Address:
18 Lancaster Grove
London
NW3 4PB

Proposal: Variation of condition 2 (approved plans) of planning permission 2014/2811/P dated 17/03/2015 (for erection of 2 storey 6-bedroom single family dwellinghouse with basement), namely to allow alteration to materials and the size and design of windows and French doors, introduction of parapet and omission of hipped end bays, entrance bay with parapet, additional rear dormer and lowering of roof ridge.

Drawing Nos:

Superseded: 5754/PL: 06 C 07 C; 08 C; 09 C; 10 C;

Revised: 5752/PL: 06 E; 5754/PL: 07 E; 08 E; 09 E; 10 E; Design statement prepared by MW Architects; and EO.01.

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



Reasons for Refusal

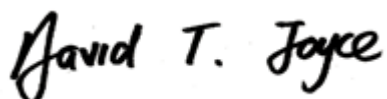
- 1 The proposed house, by reason of its design, detailing and materials, would be unsympathetic to the surrounding context and would not preserve or enhance the character and appearance of the Belsize Conservation Area contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) 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



David Joyce
Executive Director Supporting Communities