

Mrs Merete de Coninck-Smith
22 Harrington Square
Flat A
Camden
NW12JJ UK

Application Ref: **2016/3434/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat A
22 Harrington Square
London
NW1 2JJ**

Proposal:

Erection of external staircase to lower ground level following demolition of existing staircase
(Retrospective)

Drawing Nos: No 1- No 10 Rev 01

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

Reason(s) for Refusal

- 1 The railings, by virtue of their mesh design and prominent location, are an incongruous addition to the host building and harm the character and appearance of the host building, the streetscene and the wider Camden Town Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development 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.

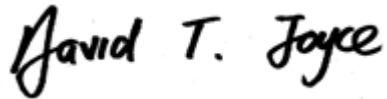


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Executive Director Supporting Communities