

Neil Wilson Architects Limited
37 Montagu Square
London
W1H 2LL

Application Ref: **2016/5642/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

4 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**6 Regent's Park Terrace
London
NW1 7EE**

Proposal: Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof.

Drawing Nos: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102; E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-2016.02.300; P - 2016.02.100 B; P - 2016.02.101 B; P - 2016.02.102 B; P - 2016.02.103 B; P - 2016.02.104 B; P - 2016.02.105 B; P - 2016.02.106 B; P - 2016.02.200 B; P - 2016.02.300 B; Design and Access and Heritage Statement (dated 14/10/2016); Historic Building Report (dated October 2016)

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

Reasons for Refusal

- 1 The proposed double height rear conservatory, by virtue of its detailed design, would be detrimental to the character and appearance of the host building and the Primrose Hill 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



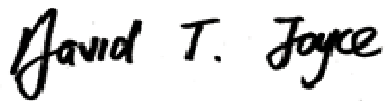
design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities