

Team Two Architectural Design
134 Rhodeswell Road
Tower Hamlets
London
E14 7TL

Application Ref: **2016/2247/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

24 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Lower Ground Floor Flat
11 Regent's Park Road
London
NW1 7TL

Proposal:

Single storey rear extension
Drawing Nos:

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

- 1 The proposed extension, by virtue of its size, location and detailed design, would have a detrimental impact on the character and appearance of the host building and be out of character in a group of buildings that are largely unaltered at the rear, as such the proposal would be harmful to the character and appearance of the host building, group of buildings of which it forms a part, and the wider 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.



Informative(s):

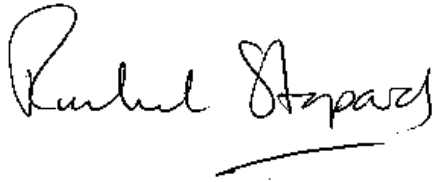
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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