

Octiv Architecture Design
13 Highwood Studios
Aylmer Drive
Stanmore
HA7 3EJ UK

Application Ref: **2016/4150/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

25 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Basement Flat
39 Steele's Road
London
NW3 4RG

Proposal:

Creation of entrance porch to the front facade at lower ground floor level of existing dwelling house (C3).

Drawing Nos: Site Location Plan; 700/16/01; 700/16/02 A; 700/16/03 A; 700/16/04; 700/16/05 A; Design and 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 front porch, by reason of its size, location and visual prominence on the building, creates an incongruous addition to the host building which would harm the character and appearance of the Eton Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Core Strategy and policy DP24 (Securing high quality design) and policy 25 (Conserving Camden's Heritage) of the London



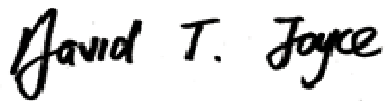
Borough of Camden Local Development Framework Development Policies.

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' and 'J'.

David Joyce
Executive Director Supporting Communities