

Jeff Kahane and Associates
136 Royal College Street
London
NW1 0TA

Application Ref: **2016/6351/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

25 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
31 Mackeson Road
London
NW3 2LU

Proposal:

Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 (erection of single storey side/rear infill extension and rear dormer window with associated roof terrace) namely to install a glazed infill structure between the approved side and rear ground floor extensions.

Drawing Nos: 726_PL_210 C, 726_PL_300 C, 726_PL_C, Indicative Perspective, Planning Statement dated November 2016.

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

Reason(s) for Refusal

1 Reason for Refusal

The size, design and location of the proposed infill extension is considered to undermine the architectural integrity of the host property, harming its appearance and the uniformity of the neighbouring rear elevations, to the detriment of the special character and appearance of the surrounding conservation area contrary to policy



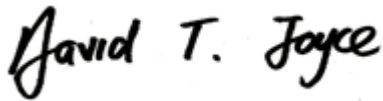
CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

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, slightly slanted style.

David Joyce
Executive Director Supporting Communities