

Mr Ben Cousins
Bedford House
125-133 Camden High Street
London
NW1 7JR

Application Ref: **2016/1067/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

3 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
7 Chetwynd Road
London
NW5 1BX

Proposal:

Erection of single storey outbuilding in rear garden, with glazed link to attach to rear of existing dwelling; re-building of existing garden walls; alterations to fenestration at rear of dwelling; associated landscaping works

Drawing Nos: 16002_P_100; 16002_P_01; 16002_P_102; 16002_P_103; 16002_P_104;
Design and Access Statement dated February 2015

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

Reason(s) for Refusal

- 1 The proposed rear outbuilding and glazed link and associated works, by reason of size, scale, detailed design and materials and loss of soft landscaping would be detrimental to the character and appearance of the rear gardens of the 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



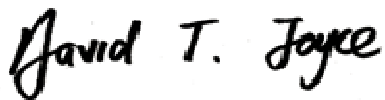
Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 'D' and 'J'.

David Joyce
Executive Director Supporting Communities