

D Form Architecture
16 Walker House
Phoenix Road
London
NW1 1EN

Application Ref: **2015/6702/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
50 Maple Street
London
W1T 6HJ

Proposal:

Erection of rear single storey rear extension and associated works to ground floor/basement flat (retrospective)

Drawing Nos: OS Extract; Unnumbered Existing Plans and Rear Elevation; 01-032

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

Reason(s) for Refusal

- 1 The proposed single storey lower ground floor rear extension and associated alterations, by reason of its detailed design, materials, would be detrimental to the character and appearance of the of the host building which is listed and the wider Charlotte Street 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 and policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan Draft



Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

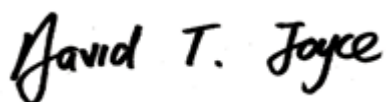
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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