

Saloria Architects
Unit 27, Cygnus Business Centre
Dalmeyer Road
London
NW10 2XA

Application Ref: **2016/5872/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 2783

22 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
7 Lyncroft Gardens
London
NW6 1LB

Proposal:
To replace the existing metal, timber and UPVC windows (sash and casement) with UPVC sash windows.
Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposed replacement windows, by reason of their material, and detailed design would be detrimental to the appearance of the building and the character and appearance of the West End Green Conservation Area, contrary to policies 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, Policies 2 (Design& Character) and 3 (Safeguarding and enhancing Conservation Areas and heritage Assets) of the Fortune Green & West Hampstead



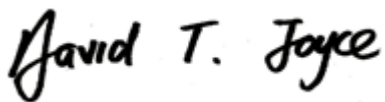
Neighbourhood Plan, and Camden Planning Guidance Design CPG1, dated July 2015; and policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

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