

RML Architecture Ltd
12 Albion Street
Brighton
BN2 9NE

Application Ref: **2016/6661/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 2783

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Garden Flat
30 Frognal
London
NW3 6AG

Proposal: Single storey rear extension to lower ground floor flat.

Drawing Nos: 8000-002 A, 8000-001 A, 8000-E-02, 8000-E-1 A, 8000-E-03, 8000-101 A, 8000-E-04, 8000-P-01

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

Reason for Refusal

- 1 The proposed full width rear extension, by virtue of its detailed design and the loss of the double height bay window feature, would cause harm to the character of the host building, the semi-detached pair and the character and appearance of the Redington and Frognal Conservation Area, contrary to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of Camden Local Plan Submission Draft 2016.

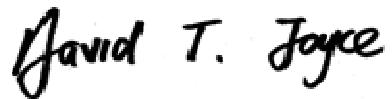


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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
Director of Regeneration and Planning