

Thiink Design
17 Grove Crescent
Kingston upon Thames
KT2 2DD

Application Ref: **2017/0918/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

13 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

Flat A
25 King Henry's Road
London
NW3 3QP

Proposal:

Construction of first floor rear extension on existing terrace, single storey rear extension (following the demolition of the existing conservatory) and external alterations including the installation of patio doors to the rear and new access with glass canopy to the front.

Drawing Nos: E-PP 01/05, E-PP 02/05, E-PP 03/05, E-PP 04/05, E-PP 05/05, P-PP 01/05 Q, P-PP 02/05 Q, P-PP 03/05 Q, P-PP 04/05 Q, P-PP 05/05 Q, A1, OS Plan

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

Reason(s) for Refusal

- 1 The proposed first floor rear extension by reason of its siting, scale and bulk would appear as a visually obtrusive and prominent addition to the property which would harm the setting and character of the building, terrace and adjacent conservation area contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, policies D1 and D2



of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

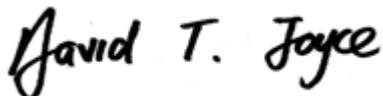
- 2 The proposed front canopy extension by reason of its position and design would appear as an incongruous feature on the raised staircase to this property which would harm the character of this locally listed building and terrace contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.
- 3 The proposed first floor rear extension by reason of its siting, scale and bulk would result in increased sense of enclosure of the adjacent property to the west to the detriment of its residential amenity contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies, policy A1 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

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



David Joyce
Director of Regeneration and Planning