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Application Ref: **2017/0728/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 4986

4 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:

**Old Conduit House  
1 Lyndhurst Terrace  
London  
NW3 5QA**

Proposal:

Erection of full-width single storey conservatory at lower ground floor level to rear of property

Drawing Nos: 1; 2; 4; 5; 6; 15; 16; 17; 18 (Heritage Statement)

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

#### **Reason(s) for Refusal**

- 1 The proposed full-width rear conservatory, by virtue of its scale, location and detailed design, would be detrimental to the character and appearance of the host building and the Fitzjohns and Netherhall 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.

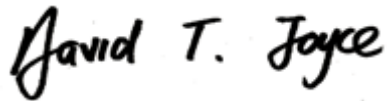


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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  
Director of Regeneration and Planning