

Justin Smith Architects  
Friar Gate Studios  
Ford Street  
Derby  
DE1 1EE

Application Ref: **2017/1013/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

31 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**Flat 2**  
**191 Fordwych Road**  
**London**  
**NW2 3NH**

Proposal:

Erection of two-2 storey rear extension and alterations to self-contained flat (Class C3)

Drawing Nos: Location plan; A17 -003; A17 -004; A17 - 005; A17 - 003 page 6; A17 - 003 page 7; A17 - 003 page 8; A17 - 003 page 9; A17 - 003 page 10; A17 - 003 page 11; A17 - 003 page 12; A17 - 003 page 13; A17 - 003 page 14; A17 - 003 page 15; A17 - 003 page 16; Design and Access 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 two-storey rear extension, by reason of its detailed design, bulk, scale and siting, would fail to appear as a subordinate addition to the host building and would appear incongruous in the context of the existing rear elevation and surroundings which would be detrimental to the appearance of the host building. It would be contrary to policies CS14 (Promoting high quality places and conserving



our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and emerging policy and D1.

Informative(s):

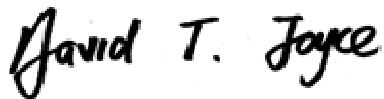
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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