

ANGLIAN HOME IMPROVEMENTS  
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NATIONAL ADMINISTRATION  
CENTRE PO BOX 65  
NORWICH  
NR6 6EJ

Application Ref: **2017/0739/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

8 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**12 A Greenaway Gardens**  
**London**  
**NW3 7DH**

Proposal:  
Replacement two front dormer windows from single glazing to double glazing.  
Drawing Nos: Site location plan, Design & Access statement, Drawing suffix 30180090 Rev B; 1,2,3,4, sheet 1, existing and proposed side elevations, existing and proposed front elevations.

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

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

##### **1 Reason for Refusal.**

The proposed replacement windows, by reason of their material and detailed design, would be detrimental to the appearance of the host building and the character and appearance of the Redington and Frognal 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, policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the



London Borough of Camden Local Development Framework Development Policies  
2010 and policies D1 and D2 of the London Borough of Camden Local Plan  
Submission Draft 2016.

Informative(s):

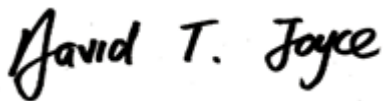
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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