

Lawrence Webb Ltd
McCrone House
155a Leighton Road
London
NW5 2RD

Application Ref: **2017/4124/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

15 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
15 St Mark's Crescent
London
NW1 7TS

Proposal:
Replacement of rear first floor window with single door and erection of balustrade to roof of bay window. Removal of existing first floor balustrade, and replacement of casement door with fanlight window.

Drawing Nos: Location Plan, 15SMC-SE-PLANNING.01, 15SMC-FP-PLANNING.02, 15SMC-RE-PLANNING.00, 15SMC-FP-EXISTING.02, 15SMC-RE-EXISTING.00, 15SMC-SE-EXISTING.01, Design & 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 replacement of window with door and erection of railings at first floor level, by virtue its siting, location and scale, would result in an unsympathetic addition to the host building, that would have an adverse effect of the symmetry of the pair of semi-detached buildings and cause significant harm to the character and appearance of the Primrose Hill Conservation Area, contrary to Camden Local Plan



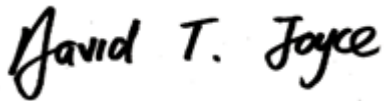
policies D1 and D2.

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