

Hayhurst and Co
26 Fournier Street
London
E1 6QE

Application Ref: **2017/3532/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

10 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
24 Harley Road
London
NW3 3BN

Proposal:

Erection of a single storey side extension and use of flat roof as a terrace with timber screen and planters to the flank north elevation at first floor level.

Drawing Nos: 214 A001, 214 A002, 214 A003, 214 A004, 214 A005, 214 A005 third floor plan, 214 A020, 214 A021, 214 A022, 214 A023, 214 A023 NW existing, 214 A101 R1, 214 A102 R1, 214 A120, 214 A121, 214 A122, 214 A130 and 214 DAS 01.

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 extension with terrace by reason of its siting, scale, bulk and design would appear as a visually prominent and incongruous addition and would have a detrimental impact on the character and appearance of the host building, the pair of properties 22 & 24 Harley Road and wider conservation area contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.

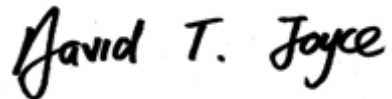


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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