

Penn Design Architects Limited
Beaconsfield Town Hall
Penn Road
Beaconsfield
HP9 2PP UK

Application Ref: **2017/4434/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
**8 Cranbrook
Nutley Terrace
LONDON
NW3 5SY**

Proposal:

Variation of Condition 3 (approved plans) of 2016/6864/P dated 20/06/2017 for (Demolition of existing dwelling house and erection of 3 storey dwelling house including garage), namely for alterations to the front fenestration at first and second floor level

Drawing Nos: 07.16.P10.A; 07.16.P12.A; 07.16.P13.A; 07.16.P14.A; 07.16.P15.A; 07.16.P16.A; 07.16.P19.A; Design Statement dated 07.16

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

Reason(s) for Refusal

- 1 The additional windows at first and second floor level, by reason of the impact they would have on the character and appearance of the building with regards to its perceived scale, status and formality, are considered detrimental to the host property, the streetscene, and the wider Redington Frognal Conservation Area contrary to policy D1 and D2 of the Camden Local Plan 2017.

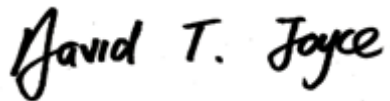


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 informal style.

David Joyce
Director of Regeneration and Planning