

Mr Malik Mohammad Ramzan
7 Lyncroft Gardens
London
NW6 1LB

Application Ref: **2017/1274/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 2783

23 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
7 Lyncroft Gardens
London NW6 1LB

Proposal:
Replacement of all existing metal, timber and uPVC sash and casement windows and timber patio doors with uPVC sash and casement windows and patio doors (retrospective).
Drawing Nos: Location plan; 160502-03-P1, 160502-04-P1, 160502-05-P1, 160502-06-P0, 160502-07-P0, 160502-09-P0, 160502-10-P0; Heritage statement dated October 2016 by Saloria architects.

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

Reason(s) for Refusal

- 1 The replacement windows and patio doors, by reason of their inappropriate uPVC materials and detailed design, are detrimental to the appearance of the host building and the character and appearance of the West End Green Conservation Area. This is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and Policies 2 (Design & Character) and 3 (Safeguarding and enhancing Conservation Areas and Heritage Assets) of the Fortune Green & West Hampstead Neighbourhood Plan 2015.



Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

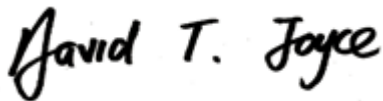
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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