

B2 Surveyors Ltd
9/27
The Broadway
LONDON
N8 8DR

Application Ref: **2017/5284/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 3686

12 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**2nd and 3rd Floor Flat
26 Primrose Gardens
LONDON
NW3 4TN**

Proposal:

Enlargement of existing front roof extension, erection of rear roof extension with roof terrace.

Drawing Nos: Site location plan, 26PG.P01.EX01, 26PG.P01.EX02, 26PG.P01.EX03, 26PG.P01.EX04, 26PG.P01 Rev A, 26PG.P02 Rev A, 26PG.P03 Rev A, 26PG.P04 Rev A

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale and design would appear as visually intrusive and incongruous additions and result in unacceptable harm to the character, form and appearance of the building and surrounding conservation area, particularly given their prominent visibility to both front and rear aspects of the terrace within the conservation area. As such the proposal is contrary to policies D1 and D2 of the Camden Local Plan (2017).

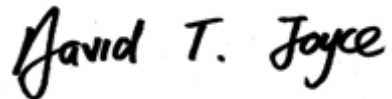


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 slanted style.

David Joyce
Director of Regeneration and Planning