

Mr Samuel Clarke
Flat D, 117 Malden Road
London
NW5 4HS

Application Ref: **2017/5130/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

23 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat D
117 Malden Road
London
NW5 4HS

Proposal: Replacement of the existing timber sash windows at third floor level with double glazed uPVC fittings.

Drawing Nos: 1536/PP/01, 1536/PP/03, 1536/PP/04, 1536/PP/05, 1536/PP/02

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

Reason for Refusal

- 1 The proposed replacement windows, by reason of their materials and design, would be detrimental to the character and appearance of the host building and the surrounding area, contrary to Policy D1 of the Camden Local Plan 2017.

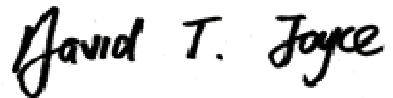
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.



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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning