

Alma-nac Ltd
Unit 11 Waterloo Court
10 Theed Street
London
SE1 8ST

Application Ref: **2017/6610/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 3688

12 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**16 Bartholomew Villas
London
NW5 2LL**

Proposal:

Erection of single storey rear extension and first and second floor side infill extension
Drawing Nos: Design and Access Statement, P01 (Location Plan), P02 Rev.1, P03 Rev.1,
P04 Rev.1, P05 Rev.1, P06 Rev.1, P07 Rev.1, P22 Rev.2, P23 Rev.2, P24 Rev.2, P25
Rev.2, P26 Rev.2, P27 Rev.3.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its size and detailed design, would be incongruous and harmful to the character and appearance of the host building, garden scape, and wider conservation area, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.
- 2 The proposal, in the absence of an arboricultural report, would fail to demonstrate that the adjoining tree would be sufficiently protected and not adversely affected by



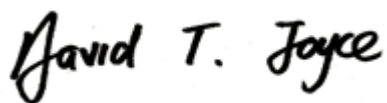
the development contrary to policies A3 and D2 of the London Borough of Camden Local Plan 2017.

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