

Thiink Design  
17 Grove Crescent  
Kingston upon Thames  
KT2 2DD

Application Ref: **2017/6501/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

2 March 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**Flat A**  
**25 King Henry's Road**  
**London**  
**NW3 3QP**

Proposal:

Construction of a first floor rear bay-window extension on existing terrace, single storey rear extension (following the demolition of the existing conservatory) and external alterations including the installation of patio doors and window alterations to the rear and the addition of a glass canopy to the lower ground floor entrance.

Drawing Nos: OS Plan, A1, E-PP 01/05, E-PP 02/05, E-PP 03/05, E-PP 04/05, E-PP 05/05, P-PP 01/05A, P-PP 02/05A, P-PP 03/05A  
P-PP 04/05A, P-PP 05/05A.

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

#### Reason(s) for Refusal

- 1 The proposed first floor rear bay window extension by reason of its siting, scale, bulk and design would appear as a visually obtrusive and prominent addition to the property which would fail to harmonise with the host building or group, resulting in



harm to the significance of the non-designated heritage asset as well as the setting of the conservation area contrary to policies D1 and D2 of the London Borough of Camden Local Plan (2017), The London Plan (2016) and NPPF (2012).

- 2 The proposed first floor window alteration to the rear by reason of its design and siting would appear as a visually incongruous alteration to the property, which would unbalance the fenestration on the rear elevation and would fail to harmonise with the character of the subject building and terrace, resulting in harm to the significance of the non-designated heritage asset contrary to policies D1 and D2 of the London Borough of Camden Local Plan (2017), The London Plan (2016) and NPPF (2012).

Informative(s):

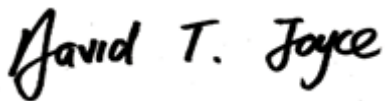
1

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



David Joyce  
Director of Regeneration and Planning