

Simply Planning Limited
15 Buckingham Gate
London
SW1E 6LB

Application Ref: **2017/1225/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:
4 Leverton Street
London
NW5 2PJ

Proposal: Demolition and replacement of existing glazed infill extension and installation of bi-folding doors to the rear at ground floor level.

Drawing Nos: Heritage Statement dated Feb 2017, Design and Access Statement dated Feb 2017, Planning Statement dated Feb 2017, Simply Planning cover letter dated 28/02/2017, Simply Planning cover letter dated 26/05/2017, 101 4, 101 5, 101 2, DD01, Location Plan.

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

Reason(s) for Refusal

1 Reason for Refusal

The proposed rear extension, by reason of its scale, siting and detailed design would result in the further loss of the original built form to the rear of the property and would fail to preserve the character and appearance of the host building, adjoining terrace



of properties and surrounding conservation area, contrary to Policies D1 (Design) and D2 (Heritage) 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.

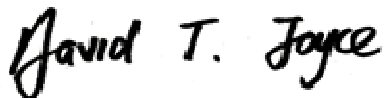
ENFORCEMENT ACTION TO BE TAKEN

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