

Application ref: 2018/3205/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 18 September 2018

Development Management
Regeneration and Planning
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Span Group Ltd
Span Group Ltd
7 Heathgate Place
London
NW3 2NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1
21 Elsworthy Road
London
NW3 3DS

Proposal:

Extension of existing 2 storey rear bay window by additional 2m and erection of new balcony with railings and steps to garden at upper ground level.

Drawing Nos: ER1 - 0100 - 001, ER1 - 0100 - 002, ER1 - 0100 - 003, ER1 - 0100 - 004, ER1 - 0100 - 005, ER1 - 0100 - 006, ER1 - 0100 - 007, ER1 - 0100 - 008, ER1 - 0200 - 001, ER1 - 0200 - 002, ER1 - 0200 - 003, ER1 - 0300 - 001, ER1 - 0400 - 001, ER1 - 0400 - 002, ER1 - 0400 - 003 and Design & Access Statement dated 06/07/2018.

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 and balcony are considered unacceptable by reason of their size and massing, causing harm to the character, proportions and architectural detail of the host building and wider Elsworthy Conservation Area, and as such would be contrary to policies D1 and D2 of the Camden Local Plan.
- 2 The proposed balcony, by reason of its size and height in relation to neighbouring

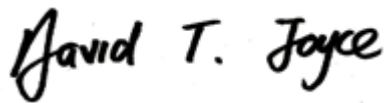
buildings, would cause unacceptable noise disturbance and loss of privacy to neighbouring residents, and as such would be contrary to policy A1 of the Camden Local Plan.

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