

Application ref: 2018/4639/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 17 May 2019

**Development Management**  
Regeneration and Planning  
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Annabel Brown Architect  
16A High Street  
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CM9 5PJ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken**

Address:  
**30 Princess Road**  
**London**  
**NW1 8JL**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2013/1565/P granted 10/07/2013 for the erection of single storey rear extension at lower ground floor level, following demolition of existing rear extension and excavation to create new basement level underneath the extension to single dwelling house (Class C3). As varied under planning permission 2012/6394/P dated 21/01/2013 to reconfigure the staircase to front lightwell, to remove the green roof and to replace the patio doors. Namely, enlargement of the window and door including installation of glazed white bricks all at lower-ground floor level. (Retrospective).  
Drawing Nos: A12372/DD15E REVE and 8156/01 REVA.

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

Reason(s) for Refusal

- 1 The proposed glazed brickwork, metal window and door by reason of their inappropriate design, proportion and materials, would be unsympathetic and obtrusive addition, harming the character and appearance of the host building, the terrace of which it forms part of and the Primrose Hill Conservation Area contrary to planning policies D1 (Design) and D2 (Heritage) of the of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

**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, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer