

Application ref: 2022/4009/P
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Date: 21 March 2023

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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:

**3 Akenside Road
London
NW3 5BS**

Proposal:

Variation of condition 3 (approved drawings) of planning permission reference 2017/4652/P dated 10/11/2017 (for Erection of single storey rear extension to ground floor flat with roof terrace enclosed by balustrades above for use by first floor flat; installation of 1 new ground floor side window), namely to allow extension to rear roof terrace and associated relocation of railings, installation of privacy screen and installation of 5 access doors (part-retrospective)

Drawing Nos: Site Location Plan A-1.100.000, 100 PL1, 101 PL2, 101 PL3, 102 PL1.
Design and Access Statement (NJ Architects October 2022). (Approved drawings 2017/4652/P: 3.200.200 P2, 3.200.102 P2, 3.200.300 P1).

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

Reason(s) for Refusal

- 1 The enlarged roof terrace with perimeter railings, by reason of its proximity to neighbouring windows, would result in direct overlooking of the adjoining first floor rear windows of No.2 Akenside Road to the detriment of the amenity of neighbouring

residential occupiers, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 The replacement of first floor rear windows by access doors, by reason of their design and location, would have a harmful impact on the character and appearance of the host building and surrounding conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3 The privacy screen, by reason of its design and location, would have a harmful impact on the character and appearance of the host building and surrounding conservation area, contrary to policies D1 (Design) and D2 (Heritage) 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 paragraph 38 of the National Planning Policy Framework 2021.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer