

Application ref: 2022/5278/P
Contact: Sam Fitzpatrick
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Date: 25 May 2023

Development Management
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London Borough of Camden
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

23 Alvanley Gardens
London
NW6 1JD

Proposal: Installation of balcony with french doors to rear elevation at first floor level and two roof terraces on main flat roof with associated access skylights and balustrades

Drawing Nos: Covering Letter; Location Plan 01; Block Plan 02; 016_03; 016_04; 016_05; 016_06; 016_07; 016_08; 016_09; 016_10; 016_11; 016_12; 016_13; 016_14; 016_15; 016_16; 016_17; 016_18.

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

Reason(s) for Refusal

- 1 The proposed balcony and roof terraces with associated railings, by reason of their location and design, would represent inappropriate and prominent additions and visual clutter at high level that would harm the character and appearance of the host building and wider area. The proposal is therefore contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed balcony and roof terraces, by reason of their location, would result in overlooking to adjoining windows and gardens and also create a potential for noise

nuisance, all to the detriment of the residential amenities of neighbouring properties. The proposal is therefore contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer