

Application ref: 2024/0844/P
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Planning By Design
167-169 Great Portland Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

60 Dennington Park Road
London
NW6 1BD

Proposal:

Erection of glass balustrade on existing ground floor rear extension to create a first floor terrace (Retrospective)

Drawing Nos: 01, 02, 03, 05, 06, Design and Access Statement

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

Reason(s) for Refusal

- 1 The glass balustrades, by reason of their location, size, materials and design, cause harm the character and appearance of the host building, streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The glass balustrade enabling the entire roof of the ground floor extension to be used as a roof terrace, by virtue of the proximity to neighbouring habitable windows, creates unacceptable opportunities for overlooking and thereby harms the privacy of neighbours, contrary to policy A1 (Managing the impact of development) of the 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 2023.

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