

Application ref: 2024/2270/P
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Date: 14 August 2024

Development Management
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HTC Architects
Unit 9, Shoreditch Town Hall
380 Old Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

17 Glenbrook Road
London
NW6 1TN

Proposal:

Erection of fence and gates on side elevation (retrospective)

Drawing Nos: Site Location Plan PA01, PA06 A, PA03 A, PA08 A, PA12 A

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

Reason(s) for Refusal

- 1 The gate and fence, by virtue of their siting, size, design and materiality, result in an incongruous and unsympathetic development, which harms to the appearance of the host building and wider streetscape, contrary to policy D1 (Design) of the Camden Local Plan 2017, and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The gate and fence, by virtue of their siting and design, result in a development which poses a risk to highway safety, which discourages the use of walking, cycling and other sustainable modes of transport, contrary to policy A1 (managing the impact of development), T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development), and T3 (Transport infrastructure) of the Camden Local Plan 2017, and policy 9 (pavements and pedestrians) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

1

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-householder-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 blue rectangular background.

Daniel Pope
Chief Planning Officer