

Application ref: 2024/3329/P  
Contact: Matthew Kitchener  
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Date: 30 September 2024

**Development Management**  
Regeneration and Planning  
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Johnny Romana  
170 Flat 3 Maygrove Road  
London  
Camden  
NW6 2EP

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 3**  
**170 Maygrove Road**  
**London**  
**NW6 2EP**

Proposal: Installation of new safety balustrading to the front and rear of the existing roof.  
Drawing Nos: R04-01, R04-02, R04-03, R04-04, R04-05, R04-06, R04-07, R04-08, R04-09, Location Plan 1:1250.

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

#### Reason(s) for Refusal

- 1 The proposed development, by virtue of the siting and height of the balustrade would result in harm to the character and appearance of the host property, and local area, contrary to policies D1 (Design) of the Local Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The development, creating a formal roof terrace, by reason of the unrestricted use, its location, size, overall height, and proximity to neighbouring properties would result in undue harm to the amenity of the adjoining occupiers due to overlooking and noise disturbance, contrary to policies A1 (Managing the impact of development) of the Camden Local Plan 2017 and Policy 2 (Design and Character)

of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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.

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