

Application ref: 2024/4550/P  
Contact: Matthew Kitchener  
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Date: 29 November 2024

**Development Management**  
Regeneration and Planning  
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Johnny Romana  
170 Flat 3 Maygrove Road  
London  
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: Creation of a roof terrace

Drawing Nos: R04-1, R04-2, R04-3, R04-4, R04-5, R04-6, R04-7, R04-8, R04-9, Site Plan 1:1250, Planning Statement.

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 the immediate local area, contrary to policies 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 development, creating a formal roof terrace, by reason of its use, location, size, overall height, and proximity to neighbouring properties would result in undue harm to the amenity of the adjoining occupiers due to noise disturbance and loss of outlook, 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.

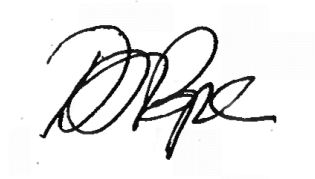
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer