

Mr Martin Cochrane
Flat A
21 Gayton Road
Hampstead
London
NW3 1TY

Application Ref: **2013/5559/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

27 February 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

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

Address:
21 Gayton Road
London
NW3 1TY

Proposal:
Retention of a wooden pergola at rear upper ground floor level; Addition of glazed enclosure to pergola and replacement of existing external staircase.

Drawing Nos: Siteplan, 621/01, 621/100. Supporting documents: 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 pergola at upper ground floor level and proposed glazed enclosure, by reason of its size, siting and detailed design, is detrimental to the character and appearance of the host building and terrace and fails to preserve and enhance the character and appearance of the Hampstead Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough



of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

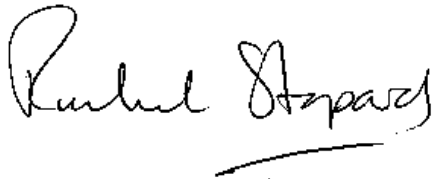
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications online. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.