

Mr Tim Botterill  
3 Hodes Row  
London  
NW3 2JZ

Application Ref: **2013/0194/P**  
Please ask for: **Hilary Cuddy**  
Telephone: 020 7974 **2125**

8 March 2013

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

### **Householder Application Refused**

Address:  
**3 Hodes Row**  
**London**  
**NW3 2JZ**

Proposal:  
Creation of a roof terrace at first floor including railings and doorway to the rear of the property on to the existing flat roof and the addition of glass roof to cover internal courtyard at ground floor.

Drawing Nos: S1-581/50; 38(-)01; S1-581/100-105.

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

#### **Reason(s) for Refusal**

- 1 The proposed terrace would cause harm to the amenity of neighbouring residents by way of overlooking and loss of privacy, contrary to policy DP26 (Managing the impact of development on occupiers and neighbours) of the Local Development Framework 2010.



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.

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