

Mr Tim Botterill
3 Hodes Row
London
NW3 2JZ

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

12 March 2013

Dear Sir/Madam

DRAFT
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

DECISION

Proposal:

Creation of a roof terrace by addition of railings and doorway to the rear of the property on to the existing flat roof. Addition of glass roof to internal courtyard to ground floor.

Drawing Nos: Site Location Plan. S1-581/100-105.

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

Reasons for Refusal

- 1 The proposed terrace would cause harm to the amenity of neighbouring residents by way of overlooking and loss of privacy, and therefore fails to comply with 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.

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

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION