

Studio Dub
17a2 West Crosscauseway
Edinburgh
EH8 9JW

Application Ref: **2012/6806/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

4 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

Full Planning Permission Refused

Address:
19B and 19C Canfield Gardens
London
NW6 3JP

Proposal:

Installation of staircase to the rear elevation at first floor level leading into garden and associated replacement of window with door to rear elevation of flats (Class C3) and erection of timber trellis on side boundary wall.

Drawing Nos: 846/03, 864/01 Rev A and 864/02 Rev B

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

Reason(s) for Refusal

- 1 The proposed trellis and glass screen, by virtue of their height and material would appear as an incongruous addition to the rear of the host building failing to respect its character and integrity in addition to failing to preserve and enhance the character and appearance of the surrounding South Hampstead Conservation Area, contrary to Policy 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.

- 2 The proposed external stair, by virtue of its siting and design would provide an increased opportunity to overlook the occupiers of No.17 Canfield Gardens to the detriment of their privacy, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) 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.

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