

William Tozer Associates
First Floor
33 D'arblay Street
London
W1F 8EU

Application Ref: **2012/5208/P**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

4 December 2012

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:
61 Roderick Road
London
NW3 2NP

Proposal:

Replacement of an existing timber and steel balustrade with a brickwork balustrade to the first floor roof terrace at rear elevation (Class C3).

Drawing Nos: A/01/001 rev C; A/01/102 rev F; A/102 rev J; A/02/104 rev O; A01/104 rev F

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

Reason(s) for Refusal

- 1 The proposed raised brickwork, by reason of its visual bulk, height and position, would be read as an extension to the existing two storey closet wing rather than a balustrade associated with a roof terrace, and would be harmful to the character and appearance of the building and the wider terrace and would fail to preserve and enhance the character and appearance of the Mansfield Conservation Area. This would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) 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

Informative(s):

- 1 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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