

Ian Hay Architects
11 Halton Road
LONDON
N1 2EN

Application Ref: **2010/5885/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

27 September 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken

Address:
11 Garnett Road
London
NW3 2XN

Proposal:

Variation of Condition 3 (the side dormer and window on the side elevation shall be non-opening and glazed with obscure glass) pursuant to planning permission granted on 03/08/2009 (ref: 2009/2344/P) for the additions and alterations to include the erection of dormer windows on the side and rear roofslope and a new window on side elevation at first floor level to residential dwelling (Class C3) to revise the wording to omit the side dormer.

Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposal to vary condition 3 to allow the window in the side dormer to be clear glazed and openable, by reason of the excessive degree of overlooking caused,



would be detrimental to the amenities of the neighbouring occupiers along Upper Park Road contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue a Breach of Condition Notice alleging non-compliance with condition 3 of planning permission ref. 2009/2344/P dated 03/08/2009 in respect of both the side dormer window and the first floor side elevation window, neither of which have been fully obscure-glazed and made non-openable as required.

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