

Michael Maan
69 Wentworth Avenue
Finchley
London
N3 1YN

Application Ref: **2010/1646/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

27 July 2010

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

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**33 Parliament Hill
London
NW3 2AE**

Proposal:

Retention of glazed balustrade to roof of rear ground floor extension, and of metal staircase with platform and new door to south west (side) elevation of part-single, part-two storey rear extension to existing flats (Class C3)

Drawing Nos: Site Location Plan; PmH/Z/P1; P2; P3; P4; P5; P6.

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

Reason(s) for Refusal

- 1 The staircase, by virtue of its design and position directly above the basement lightwell, results in a loss of daylight and outlook to the basement flat below and is therefore detrimental to the residential amenity of the occupiers of the basement flat, contrary to policy SD6 (Amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The staircase, balustrade and side door, by reason of their location and creation of an accessible roof terrace above the ground floor rear extension, results in increased overlooking to the lower ground floor windows of residential properties at nos. 31 and 35 Parliament Hill, to the ground floor rear window of the host building at no.33, and also to the upper ground floor rear windows of the rear extension at no. 33. This is therefore detrimental to the residential amenities of neighbours, contrary to policy SD6 (Amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The staircase and balustrade, by virtue of their design and position, add unnecessary visual clutter and bulk to the rear extension in the context of an already extensively extended and altered rear elevation of the property, which harms the appearance of the host property and the character and appearance of the conservation area, contrary to policies B1 (General Design Principles), B3 (Alterations and extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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