

Mrs Sarah Backen
83B Beauval Road
London
SE22 8UH

Application Ref: **2010/0377/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

4 May 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

Householder Application Refused

Address:
4 Chalcot Road
London
NW1 8LH

Proposal:

Alterations at rear third floor level, including the replacement of a window with a door and erection of railings around flat roof of rear addition in connection with use as roof terrace, to existing dwelling house (Class C3).

Drawing Nos: Site plan; `016 P2 01; 02; 03; 04; 05; 06; and 07.

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

Reason for Refusal

- 1 The proposed roof terrace, by reason of its size and location and proximity to the rear windows of 2 Edis Street and 5 Chalcot Road, would be detrimental to the residential amenities of the occupiers of those properties in terms of loss of privacy, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed railings, by reason of their location, size and height, would appear as an incongruous and intrusive additions to the existing roof profile of the projecting rear extensions, unbalancing the architectural composition of the building to the detriment of the appearance and character of the building and the conservation area, contrary to policies B1 (General Design Principles), and B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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