

Inside Out Architecture  
6-8 Cole Street  
London  
SE1 4YH

Application Ref: **2009/4739/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

10 November 2009

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**

Address:  
**246 Kilburn High Road**  
**London**  
**NW6 2BS**

#### **Proposal:**

Amendment to planning permission granted on 11/05/05 for 'erection of a second floor roof extension and a first floor extension at front part of building, to create additional habitable floorspace for the existing two storey live/work unit' (ref: 2005/1186/P) namely, creation of a green roof at second floor level with associated staircase and safety balustrading for maintenance purposes.

Drawing Nos: Location plan; P/101 Rev A; P002 and E/101/ Rev A.

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

#### **Reason(s) for Refusal**

- 1 In the absence of a specification for the green roof and full details of the proposed maintenance regime that is required for that specific form of green roof, the applicant has failed to provide adequate justification that the staircase and extensive



balustrading are required solely to facilitate the maintenance of the proposed green roof. Consequently, the Council is concerned that the proposed arrangements would facilitate access to the roof that may be frequent enough to result in loss of amenity to adjoining premises and could encourage the use of the roof for purposes other than occasional maintenance; resulting in overlooking and a loss of privacy to the north facing windows at fourth floor level of the flatted development at 240-242 Kilburn High Road, the north facing windows at first and second floor level of the adjacent flats at 244 Kilburn High Road and the east facing windows at second and third floor level of 244 Kilburn High Road, contrary to the provisions of Policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Any resubmission which seeks to address the reason for refusal will be required to submit full details of the green roof and proposed maintenance regime including justification for the extensive balustrading and staircase. Within this context you are advised that the Council would be seeking a form of green roof which requires minimal maintenance and in this respect you may wish to review the need for the staircase and balustrading, as their removal from the scheme would address the Council's concerns with regard to the amenity of adjoining residential premises.

### **Disclaimer**

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