

Urban Roof Gardens
Grove Mews
42 The Grove
London
W5 5LH

Application Ref: **2007/4180/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

28 November 2007

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:
18B Maygrove Road
London
NW6 2EB

Proposal:

Erection of staircase enclosure, installation of railings, decking, sedum and herb matting all at roof level to facilitate use of roof as a terrace in connection with existing first/second floor level maisonette (Class C3).

Drawing Nos: Site Location Plan; A3 Sheet with Existing and Proposed Rear Elevation and Section; A4 Sheet of Existing and Proposed Second Floor Plans, Proposed Roof Plan, Section and Typical Railing Detail; and Manufacturers Information on Turf and Green Roofs.

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

Reason(s) for Refusal

- 1 The proposed staircase enclosure and railings by reason of their height, bulk, mass and design would break an unimpaired roofline and appear as an incongruous and alien feature which would be detrimental to the character and appearance of this



building, the terrace to which it belongs and the area generally contrary to policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance (2006).

Informative(s):

- 1 You are advised that there are inconsistencies in the drawings you have submitted. The roof plan shows the railings being set in 2.0m from the front and rear parapet walls, however, the section shows the front railing being set only 1.2m away from the front parapet wall.

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