

Pearson Associates
10 Clifford Road
Barnet
Herts
EN5 5PG

Application Ref: **2007/3464/P**

Please ask for: **Paul Wood**

Telephone: 020 7974 **5649**

27 September 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 and Warning of Enforcement Action to be Taken

Address:

71 Mornington Street

London

NW1 7QE

Proposal:

The retention of a staircase enclosure and steel balustrade, together with the proposed installation of a stainless steel and bamboo sheet privacy screen, on the existing flat roof in association with the use of the roof as an external amenity area for the top floor self-contained flat (Class C3).

Drawing Nos: Site Location Plan (DRW) 1; 2; 3; 4; 5; 6; 7;

02/74/01 Rev E; 71MS/E01; E02; E04; E05; E03; Covering Letter dated 31/07/2007

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

Reason(s) for Refusal

- 1 The projecting stair enclosure and railings running parallel to the east elevation at roof level are, by reason of their design, scale and location, detrimental to the appearance of the building and character and appearance of the Camden Town Conservation Area contrary to policies B1 (General design principles), B3



(Extensions and alterations) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice contained within the Camden Planning Guidance 2006.

- 2 The proposed steel and bamboo privacy screen would, by combined reason of inappropriate use of materials, excessive scale and location on the roof, be detrimental to the appearance of the building and character and appearance of the Camden Town Conservation Area contrary to policies B1 (General design principles), B3 (Extensions and alterations) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice contained within the Camden Planning Guidance 2006.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control.

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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