

Mr Angus Milne
10 Ray Street
Maidenhead
Berkshire
SL6 8PW

Application Ref: **2014/4149/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

10 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Refused

Address:
58 Belsize Road
London
NW6 4TG

Proposal:

Use of rear 2nd floor level as terrace with associated replacement of window with door and installation of railings.

Drawing Nos: Site location plan; elevation of rear (as existing); elevation of rear (as proposed) ; plan as existing; plan as proposed.

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

Reason(s) for Refusal

- 1 The proposed roof terrace, by reason of its prominent location, size, detailed design and proximity to the windows of neighbouring habitable rooms, would be harmful to the appearance of the host building and the character and appearance of the conservation area and would result in harmful overlooking and loss of privacy to neighbouring occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

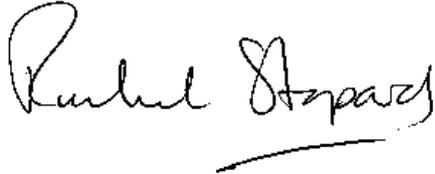


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment