

Ecos Maclean Ltd  
8a Chamberlain Street  
London  
NW1 8XB

Application Ref: **2014/2894/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

22 June 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat Second & Third Floor  
26 Steeles Road  
London  
NW3 4RE**

Proposal:

The installation of balustrade to the rear elevation of existing roof terrace, new staircase and glass balustrade for the provision and creation of an additional roof terrace, associated with existing top floor flat (class C3).

Drawing Nos: Site Location Plan; 02 01RT; 07a 01RT; 02 01RT; 06 01RT; 03 01RT; 05aa 01RT; 05bb 01RT;

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

#### Reason(s) for Refusal

- 1 The proposed stairwell enclosure and the installation of glazed balustrading in association with the additional roof terrace, by reason of its location, design and inappropriate material, would be an unsympathetic and incongruous addition, detrimental to the character and appearance of the host building and the conservation area, contrary to policy CS14 (promoting high quality places) of the London Borough of Camden Local Development Framework Core Strategy and



policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed roof terrace, by reason of its size, position and proximity to neighbouring residential accommodation, would lead to a harmful degree of noise and general disturbance to neighbouring properties. The application is therefore contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

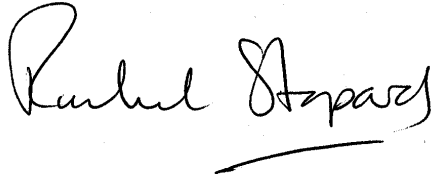
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 drawn underneath the signature.

Rachel Stopard  
Director of Culture & Environment