

4D Planning Consultants Ltd.  
86-90 Paul Street  
London  
EC2A 4NE

Tel 020 7974 4444  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2014/6205/P**  
Please ask for: **Sam Watts**  
Telephone: 020 7974 **6552**

4 December 2014

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat C**  
**8 Estelle Road**  
**London**  
**NW3 2JY**

Proposal:

Insertion of velux window/door on rear roof slope and creation of 3rd floor roof terrace with railings on rear wing of top floor flat.

Drawing Nos: Site location plan, A-0G-00, A-01-00, A-02-00, A-0M-00, A-0M-01, A-0L-00, A-0L-01, A-0R-00, A-0R-01, A-65-00, A-65-01, A-75-00, A-75-01, A-76-00

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 railings and velux window, by reason of their location, size and design, would add visual clutter to the roofscape, resulting in harm to the appearance of the host building and the character and appearance of the conservation area, contrary to policy 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) 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 and location, would result in overlooking to neighbouring properties to the detriment of their residential amenities, 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.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment