

Map & Co. Architects Ltd
17 Coachman's Terrace
80-86 Clapham Road
London
SW9 0JR

Application Ref: **2014/6291/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
94 Camden Road
London
NW1 9EA

Proposal:
Use of rear ground floor roof as a terrace (retrospective), and the installation of timber balustrade with trellis.
Drawing Nos: PL-01, PL11, PL-12, PL-13, PL-21, PL22, PL23.

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

Reason(s) for Refusal

1. The use of the flat roof as a terrace and timber balustrade by reason of its inappropriate location, size and scale 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 2. The roof terrace by reason of its position and proximity to neighbouring properties results in harmful overlooking into a rear habitable rooms at 84A, 84B and 211 and 209 and 209A Royal College Street and is thereby 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):

- 1 ENFORCEMENT ACTION TO BE TAKEN

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

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.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment