

Mr Matthew Pitchford
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Application Ref: **2015/3940/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

11 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
103 Greencroft Gardens
London
NW6 3PE

Proposal: Creation of a roof terrace with associated installation of railings and planters on the top flat roof.

Drawing Nos: Design and Access Statement, Location Plan, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PL-50, PL-51, PL-52, PL-53, PL-54, PL-55, PL-56, PL-57 and PL-08.

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

Reason(s) for Refusal

- 1 The proposed terrace with associated railings, by reason of its visual prominence would be an incongruous addition to the roof and would harm the character and appearance of the host building, and the wider South Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving 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.



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