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Application Ref: **2015/2769/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

6 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
45 Pilgrim's Lane
London
NW3 1SR

Proposal: Creation of third floor rear roof terrace to existing flat roof, associated installation of 2 privacy screens, balustrade and replacement of window with French door.

Drawing Nos: Site Location Plan; Site Plan; 3079/D01; 3079/D03; 3079/D10; 3079/001; 3079/002; 3079/003; 3079/010; 3079/013; 3079/051; 3079/052; 3079/053; 3079/060; 3079/062; 3079/400 Rev A; and Design and Access Statement

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed privacy screens and balustrade, by virtue of their position, materials and detailed design, would harm the appearance of the host building and the character and appearance of the Hampstead Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) , CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Core Strategy; DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local



Development Framework Development Policies and Camden Planning Guidance
Design CPG1, dated July 2015.

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